
ENVIRONMENTAL IMPACT REPORT

for

DATA CENTER AT BELL WORKS

Portion of Block 11, Lot 38.07
Holmdel Township
Monmouth County, New Jersey

Prepared For:

TERNA INFRASTRUCTURE USA, INC.
1270 Avenue of the Americas
New York, New York 10020

Prepared By:

Langan Engineering and Environmental Services, LLC
300 Kimball Drive, 4th Floor
Parsippany, New Jersey 07054
NJ Certificate of Authorization No: 24GA27996400



Sean Moranski, P.P., AICP
Professional Planner NJ License No. 33LI00560100

The original of this report was appropriately signed and sealed in accordance with laws and regulations pertaining to the practice of Professional Planning in New Jersey (N.J.S.A. 45:14A and N.J.A.C. 13:41-1.3(b)).

24 July 2026
102054601

LANGAN

TABLE OF CONTENTS

	<u>Page No.</u>
1.0 INTRODUCTION.....	1
1.1 Project Location.....	1
1.2 Proposed Project	1
2.0 NATURAL RESOURCES	2
2.1 Water Supply	2
2.2 Water Quality.....	2
2.3 Floodplain Protection	3
2.4 Soil Erosion.....	4
2.5 Sewage Disposal	4
2.6 Vegetation Protection	5
2.7 Air Quality	6
2.8 Historic Resources	6
2.9 Site Aesthetics.....	6
2.10 Steep Slopes.....	7
2.11 Threatened and Endangered Species.....	8
3.0 LICENSES, PERMITS, AND OTHER APPROVALS REQUIRED	8
4.0 STEPS TO MINIMIZE ADVERSE IMPACTS.....	9
5.0 ADVERSE IMPACTS WHICH CANNOT BE AVOIDED.....	9
6.0 REFERENCE LIST	10

TABLES

Table 1: Site Slopes	7
Table 2: Project Permits and Approvals Required.....	8

FIGURES

Figure 1: USGS Site Location Map
Figure 2: Vicinity Map
Figure 3: Tax Map
Figure 4: Site Aerial Photograph
Figure 5: NJDEP HUC-14 Watersheds Map
Figure 6: NJDEP Surface Waters Map
Figure 7: NJDEP Wetlands Map
Figure 8: FEMA Effective FIRM
Figure 9: NJDEP Potential Vernal Pool & Habitat Map
Figure 10: NRCS Soils Map

TABLE OF CONTENTS

Figure 11: NJDEP Sewer Service Area Map

Figure 12: NJDEP Historic Resources Map

Figure 13: NJDEP Threatened and Endangered Species Map

APPENDICES

Appendix A	Stormwater Management Memorandum (bound separately)
Appendix B	Environmental Resource Survey Plan and Woodland Plan
Appendix C	Threatened and Endangered Species Correspondence
Appendix D	Qualification of Preparers

DRAWINGS (BOUND SEPARATELY)

1.0 INTRODUCTION

On behalf of Terna Infrastructure USA, Inc. ("applicant"), Langan has prepared this Environmental Impact (EIR) as part of the amended preliminary/final site plan application for the Data Center at Bell Works project in Holmdel Township, Monmouth County, New Jersey (Figure 1 – USGS Site Location Map).

Per § 30-59 of the Holmdel Development regulations, projects requesting site plan approval need to submit an EIR. The purpose of the EIR is to allow the approving authority to evaluate the natural conditions and limitations of the site and to guide the preservation of high priority natural resources, woodlands, and ecosystems.

1.1 Project Location

The site is at 101 Crawfords Corner Road in Holmdel Township (Figure 2 - Vicinity Map) ("project site"). Municipal tax records identify the project site as a portion of Block 11, Lot 38.07 (Figure 3 – Tax Map). The overall tax parcel area is approximately 100 acres. The applicant is requesting a minor subdivision to create an approximately 27-acre parcel for the project site, which includes service buildings for the former Bell Laboratories Holmdel Complex ("Bell Labs"). Existing onsite features include six buildings, an electrical substation, at-grade parking areas, and driveways, maintained lawn areas, and wooded areas.

The following land uses surround the project site (Figure 4 - Site Aerial Photograph):

- North: Single-family residential development and Bell Labs.
- East: Single-family residential development.
- South: Agricultural fields and woods.
- West: Agricultural fields and woods.

1.2 Proposed Project

The applicant is requesting amended preliminary and final major site plan to develop a data center facility on a 27-acre parcel. The project includes the following improvements:

- Demolition of two existing buildings and associated site improvements.
- A 2-story data center with an at-grade building footprint of 53,860 square feet.
- New at-grade parking areas, driveways, and landscape areas.
- Stormwater management system consisting of three small-scale bioretention basins, manufactured treatment devices (MTDs), and a new stormwater conveyance system.
- Utility infrastructure to support the development.

2.0 NATURAL RESOURCES

2.1 Water Supply

Existing Conditions

New Jersey America Water (NJAW) provides water service for the project site, which is dormant with very limited water usage.

Impacts

The projected water demand is projected at approximately 300 gallons of water usage per day, for both sanitary demand and the closed-loop water cooling system. NJAW will provide water service, although a formal will-serve letter is not yet available. Based on the anticipated approval of NJAW regarding available water supply and the estimated water demand, the project would not have an adverse impact on water supply.

2.2 Water Quality

Existing Conditions

Site features consist of six buildings, an electrical substation, at-grade parking areas, and driveways, maintained lawn areas, and wooded areas. The site topography is moderately sloped with existing surface elevations ranging from elevation (EL) 125 (NAVD 1988) at the northern property boundary to EL 80 at the convergence of Hop Brook tributaries with Hop Brook. Slopes within the site vary from less than five percent in some areas to greater than 20 percent in other areas. Stormwater runoff flows to a tributary of Hop Brook on the south and a separate tributary of Hop Brook on the east, which both ultimately converge with the main channel of Hop Brook due southeast of the project.

Impacts

Since the project will disturb more than one acre of land, the state Stormwater Management Rules (N.J.A.C. 7:8) define the project as a “major development.” The stormwater design will need to address stormwater quantity, quality, and groundwater recharge through the use of green infrastructure best management practices (BMPs) (Appendix A – Stormwater Management Report, bound separately). The project results in a net decrease of 1.03 acres of motor vehicle surface.

The stormwater design addresses the requirements using three small-scale bioretention basins and a series of green infrastructure manufactured treatment devices (MTDs), reducing peak flow rates onsite as required by law. The project will maintain 100 percent of the average annual pre-construction groundwater recharge volume for the site by decreasing the amount of regulated parking surface that currently exists on site.

Due to the design choices, the stormwater system will have a 95 percent removal rate for total suspended solids (TSS) in the discharged stormwater (Appendix A – Stormwater Management Report, bound separately). This is important since the project stormwater will discharge to a Hop Brook Tributary, which is a Category One water (Figure 5 – NJDEP HUC-14 Watersheds Map). The proposed stormwater management approach will comply with state and local stormwater policy to protect water quality. Based on the foregoing, the project would not have an adverse impact regarding water quality.

2.3 Floodplain Protection

Existing Conditions

New Jersey Department of Environmental Protection (NJDEP) Surface Water Quality Standards mapping identifies two streams bordering the project site along its southwestern and eastern lot lines (Figure 6 – NJDEP Surface Waters Map). Hop Brook abuts the project site's southwestern lot line, and an unnamed tributary to Hop Brook abuts the project site's eastern lot line.

NJDEP wetland mapping identifies wetlands in the western, eastern, and southern sections of the project site (Figure 7 – NJDEP Wetlands Map).

As shown on the Federal Emergency Management Agency (FEMA) Effective Flood Insurance Rate Map (FIRM) (dated July 6, 2010, Map No: 34034025C0156F), the southwestern edge of the project site is in the FEMA fluvial one percent Annual Chance Flood (100-year fluvial flood) of Hop Brook (Figure 8 – FEMA Effective FIRM Map).

FEMA has not calculated the 100-year fluvial flood of the unnamed tributary to Hop Brook located along the eastern project site lot line. NJDEP flood mapping does not include records for this stream.

The project site does not include vernal pools (Figure 9 – NJDEP Potential Vernal Pool & Habitat Map).

Impacts

On 6 May 2026, Langan scientists, on behalf of the applicant, met with the NJDEP to discuss the regulatory constraints on the project site. The project will apply for a Freshwater Wetlands General Permit (GP) No. 11 (Outfalls and Intake Structures), Flood Hazard Verification and Flood Hazard Area Individual permit for all work in the 100-year floodplain.

The project will primarily occur in previously developed areas of the site. The Project will require minor activities within the fluvial flood hazard area of Hop Brook tributaries.

Flood hazard area improvements will be limited to stormwater outfall replacements. The project will comply with the Stormwater Management Rules (N.J.A.C. 7:8) and Flood Hazard Area Control Act Rules (N.J.A.C. 7:13) to address floodplain protection. Based on the foregoing, the project would not have an adverse impact regarding floodplain protection.

2.4 Soil Erosion

Existing Conditions

The United States Department of Agriculture (USDA) Web Soil Survey identifies the following soils at the project site (Figure 10 – NRCS Soils Map):

- Freehold sandy loam, 2 to 5 percent slopes (FrkB): Composed of sandy loam, sandy clay loam, and loamy sand. Rated as likely to have minimal to no erosion.
- Humaquepts, 0 to 3 percent slopes, frequently flooded (HumAt): Composed of loam and sand. Rated as likely to have minimal to no erosion.

Impacts

A soil erosion and sediment control plan will mitigate the potential for off-site migration of sediment during construction (Soil Erosion and Sediment Control Plan, Drawing No. CE101, bound separately). The applicant will prepare and submit a soil erosion and sediment control plan to the Freehold Soil Conservation District (FSCD) for review and approval.

Protective measures may include erosion control matting, temporary seeding to stabilize exposed soils as necessary, temporary stockpile locations and stabilized entrances on site. Mitigation and project design will protect the site from soil erosion. Based on the foregoing, the project would not have an adverse impact regarding soil erosion.

2.5 Sewage Disposal

Existing Conditions

The site is part of the Bayshore Regional Wastewater Management Plan (WMP) sewer service area (Figure 11 – NJDEP Sewer Service Area). The project site has limited sewer demand due to its being dormant.

Impacts

The anticipated sewer demand for the project is approximately 300 gallons of water usage per day, to be provided via new force main to the existing WMP sewer service. A formal will-serve letter is not yet available. Based on the anticipated available capacity and limited sewer demand, the project would not have an adverse impact on sewer demand.

2.6 Vegetation Protection

Existing Conditions

The existing woodland area of the entire project site is approximately 52.52 acres, 2,287,697 square feet. Of the total existing woodlands, approximately 52.4 acres, or 2,281,396 square feet, is a Priority Woodland, and 0.14 acres, or 6,301 square feet, is considered non-priority woodlands.

The existing woodland areas consist of multiple priority woodland categories identified under the Township of Holmdel "Tree and Woodland Removal" Ordinance (Section 30-116.10(d)(1)), which include woodlands associated with wetlands, wetland transition areas, floodplains, stream corridor buffers, steep slopes, critical viewsheds, ranked forest or forested wetland habitats, woodlands connected to larger woodland corridors, and woodlands providing visual screening. Refer to the Woodland Removal and Preservation Plans (Drawing Nos. LD100-LD103, bound separately) for quantity breakdown of the existing woodland areas based on the priority woodland categories.

An inventory of the project site found that 231 existing individual trees are not located within a designed forest stand.

Impacts

The project will preserve 52.4 acres, or 99.8 percent, of existing woodland. The project would remove approximately 0.11 acres of existing woodland, or 4,649 square feet. Of the total woodland proposed for removal, priority woodland consists of 0.09 acres, or 3,944 square feet, and requires mitigation. The Landscape Plans provide 4,367 square feet (0.10 acres) of new woodland mitigation area, exceeding the required mitigation area (Appendix B – Environmental Resource Survey and Woodland Plan).

The project will remove 46 existing individual trees not located within a designated forest stand, while 185 existing individual trees shall remain and be preserved. The individual trees designated for removal are limited to within the limits of disturbance.

Retained woodlands and individual trees not located within a designated forest and proposed to remain shall be protected during construction with tree protection fencing, Protected Root Zone restrictions, limits on stockpiling and construction within protected areas, and other measures as noted in the Soil Erosion and Sediment Control Plans. Based on the foregoing, the project would not have an adverse impact on vegetation or trees.

2.7 Air Quality

Existing Conditions

The project site has no active air permits.

Impacts

The applicant will pursue a Preconstruction Permit (PCP) for equipment uses at the project site. The design will include the installation of EPA-certified engines meeting either Tier 2 or Tier 4 emission standards. The project will require the use of ultra-low sulfur diesel (ULSD) fuel.

The project will be subject to restricted working hours and when to operate emergency generators. Overall, the project will comply with all applicable NJDEP air permitting requirements and emission limits to minimize air quality impacts. Based on the foregoing, the project would not have an adverse impact regarding air quality.

2.8 Historic Resources

Existing Conditions

NJDEP mapping shows the project site is almost completely within the Bell Laboratories-Holmdel (SHPO opinion boundaries) historic property, eligible for listing in the National Register (NR) of historic places (Figure 12 – NJDEP Historic Resources Map). The Conover/Schenck Rural Historic District (NR eligible) is adjacent to the project site along the western lot line. The Bell Laboratories-Holmdel historic district (NR listed) and Keyhole Landscape historic property (historic property located in an NR listed historic district) are adjacent to the project site's eastern lot line.

Impacts

The project is the subject of a Phase IA Cultural Resource Report that the applicant will submit to NJDEP as part of its Flood Hazard Verification and Flood Hazard Area Individual permit applications. If the project is determined not to require cultural resources mitigation, or if NJDEP determines the applicant needs to implement a mitigation plan, the project would not have an adverse impact on cultural resources.

2.9 Site Aesthetics

Existing Conditions

The project site is largely developed within the Bell Labs sewage treatment plant, which has existing infrastructure, parking lot and driveway space, and several buildings, as well as stockpiled material currently associated with the sewage treatment facility. Approximately half of the site contains forest. The site also includes several adjacent industrial and commercial properties and their associated parking lots and driveways.

Impacts

As indicated in Section 1.2 of the EIR, the project will develop the project site with a 2-story data center with an at-grade building footprint of 53,860 square feet. Also proposed are at-grade parking areas, driveways, and landscape areas. Based on the existing site conditions and the nature of the project and proposed improvements, the project would not have an adverse impact regarding site aesthetics.

2.10 Steep Slopes

Existing Conditions

Table 1 describes the existing topography by slope category. Most of the project site is primarily flat to gently sloping (0 – 8 percent slopes) (Natural Resource Survey Map, Drawing No. WN101, bound separately). Ch. 30-116.6.f.2 and g.2 of the Development Ordinance does not permit any development, regrading, or stripping of vegetation.

Table 1: Site Slopes

Slope Range	% of Total Area
0% < 8%	76.19%
8% < 15%	9.97%
15% < 25%	5.52%
> 25%	8.32%

Source: Natural Resource Survey Map, Drawing No. WN101, bound separately.

The slope disturbance regulation does not apply if it is necessary to build driveways, utilities, or drainage systems, and no better location is available.

Impacts

The project proposes disturbance of existing slopes greater than 25 percent for the driveways and utility systems. The locations minimize disturbances to undisturbed woodlands and NJDEP regulated areas.

Waiving the slope disturbance regulation for driveways and utility systems is subject to the opinion of the reviewing authority and based on, among other considerations, the advice of the board or the township engineer. Based on the assumption the reviewing authority and the engineer will deem the slope disturbance as not applying, the project would not have an adverse impact on steep slopes.

2.11 Threatened and Endangered Species

Existing Conditions

NJDEP Landscape Project Version 3.4 species-based habitat mapping shows potential habitat for the following state-listed threatened or endangered species to be present onsite (Figure 13 – NJDEP Threatened & Endangered Species Habitat Map):

- Upland sandpiper (*Bartramia longicauda*) – State-listed endangered.
- Savannah sparrow (*Passerculus sandwichensis*) – State-listed threatened.
- Grasshopper sparrow (*Ammodramus savannarum*) – State-listed threatened.
- Bobolink (*Dolichonyx oryzivorus*) – State-listed threatened.
- Barred owl (*Strix varia*) – State-listed threatened.
- Black-crowned night heron (*Nycticorax nycticorax*) – State-listed threatened.

On July 1, 2026, Langan requested a letter from the NJDEP Natural Heritage Program. As of this date, a response is pending.

The United States Fish & Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool Official Species List reports the Bog Turtle (*Glyptemys muhlenbergii*), federally listed as threatened, as being potentially affected by activities on the project site (Appendix C – Threatened and Endangered Species Correspondence):

Impacts

The project disturbance will avoid habitat areas as noted in the NJDEP threatened and endangered species mapping. The project will comply with NJDEP permit requirements for riparian buffer zones to maintain existing habitat. Based on the foregoing, the project would not have an adverse impact on threatened and endangered species.

3.0 LICENSES, PERMITS, AND OTHER APPROVALS REQUIRED

Table 2 provides information about the permits and approvals associated with the project:

Table 2: Project Permits and Approvals Required

Board / Agency	Required Approvals
Holmdel Township Planning Board	Preliminary/final major site plan and minor subdivision
Holmdel Township	Sewer Connection Permit
Monmouth County Planning Board	Preliminary/final major site plan and minor subdivision

Board / Agency	Required Approvals
Freehold Soil Conservation District	Soil Erosion and Sediment Control Certification
Bayshore Regional Sewerage Authority	Sewer Connection Permit
New Jersey American Water	Water Service Application
New Jersey Department of Environmental Protection	- Freshwater Wetlands General Permit No. 11. - Flood Hazard Area Verification - Flood Hazard Area Individual Permit

4.0 STEPS TO MINIMIZE ADVERSE IMPACTS

During construction, the developer and its contractors will maintain equipment and conform with the applicable standards for noise, exhaust emission levels, and safety standards.

During construction, heavy equipment will operate for clearing and grading. The developer will implement a soil erosion and sediment control plan to control dust levels. Among plan measures include using crushed stone entrance pads, temporary seeding of any areas exposed for more than 60 days, and moisture control on exposed ground surfaces (Soil Erosion and Sediment Control Plan, Drawing No. CE-100, bound separately). The township prohibits heavy construction equipment from exceeding noise code limits outside the hours specified in their noise ordinance. No sensitive receptors are adjacent to the project site.

5.0 ADVERSE IMPACTS WHICH CANNOT BE AVOIDED

Limited disturbance of slopes greater than 25 percent grade is necessary for the driveways and utility systems. The locations minimize disturbances to undisturbed woodlands and NJDEP regulated areas.

The project will primarily occur in previously developed sections of the site but will require minor activities within the fluvial flood hazard area of Hop Brook tributaries. The activities are subject to NDEP permit approval. Flood hazard area improvements will for stormwater outfall replacements. The project will comply with all applicable requirements of the Stormwater Management Rules (N.J.A.C. 7:8) and Flood Hazard Area Control Act Rules (N.J.A.C. 7:13) to address floodplain protection.

6.0 REFERENCE LIST

NJ Property Fax, municipal tax records, njpropertyfax.com.

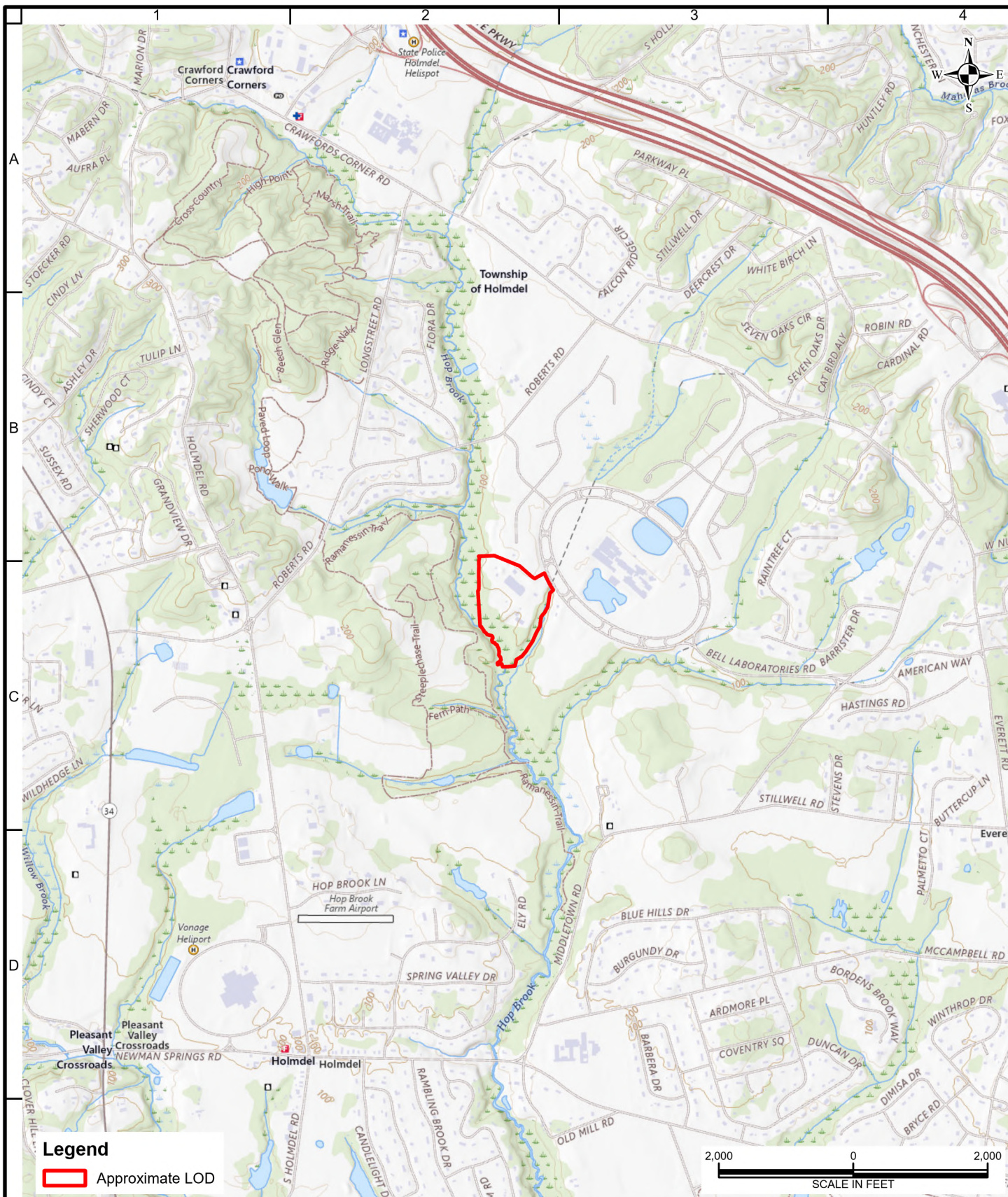
Federal Emergency Management Agency (FEMA) Effective Flood Insurance Rate Map (FIRM) (dated July 6, 2010, Map No: 34034025C0156F).

United States Geological Survey (USGS), The National Map (TNM), topographical map, 2026, Marlboro, NJ quadrangle.

NRCS Web Soil Survey, accessed July 7, 2026, ESRI Aerial Imagery 2026.

Township of Holmdel, Chapter 30 Development Regulations.

FIGURES



LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07
HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

**USGS SITE
LOCATION MAP**

Project No.

102054601

Date

6/16/2026

Scale

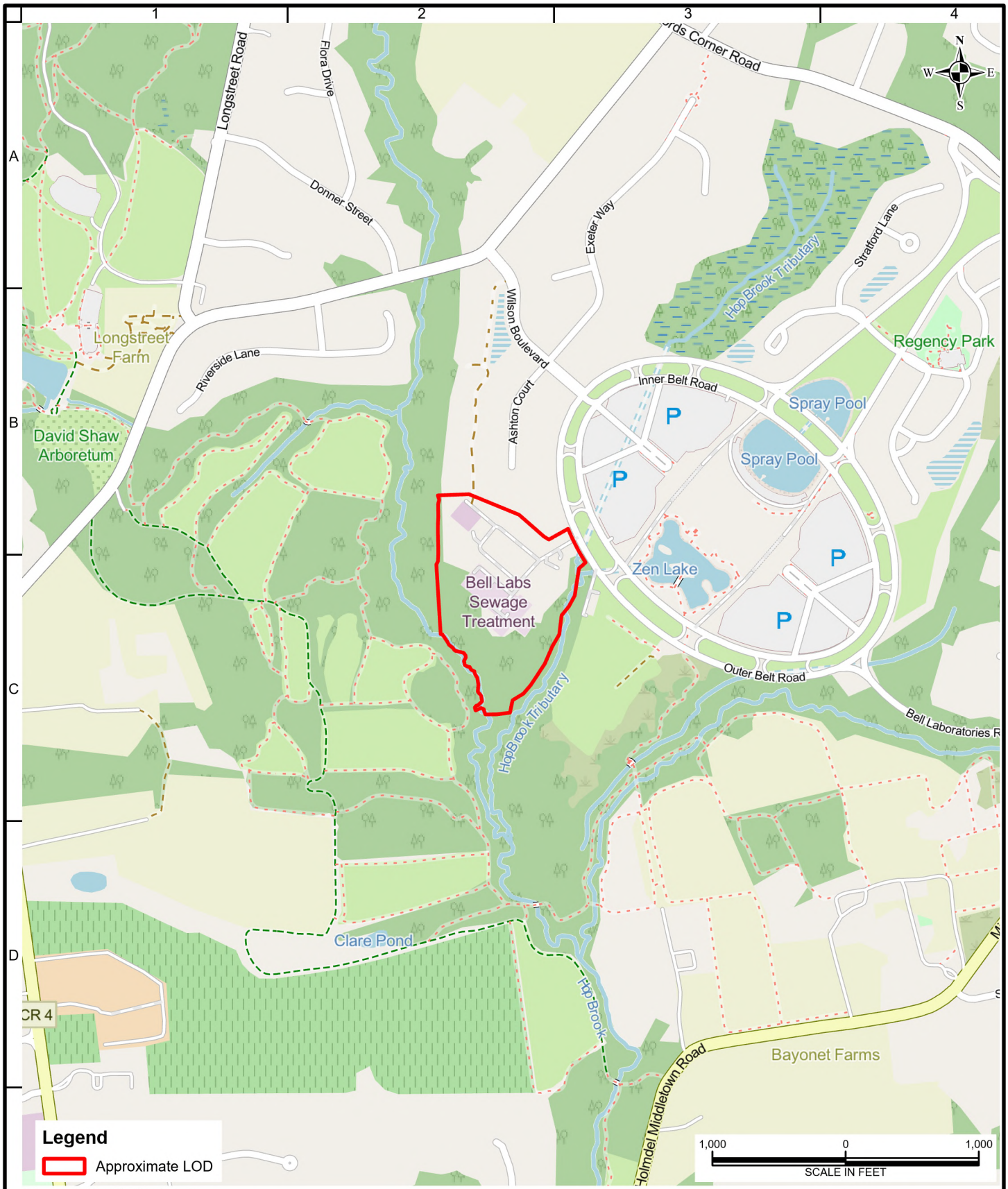
1" = 2,000'

Drawn By

GEG

Figure No.

1



LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07
HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

VICINITY MAP

Project No.

102054601

Date

6/16/2026

Scale

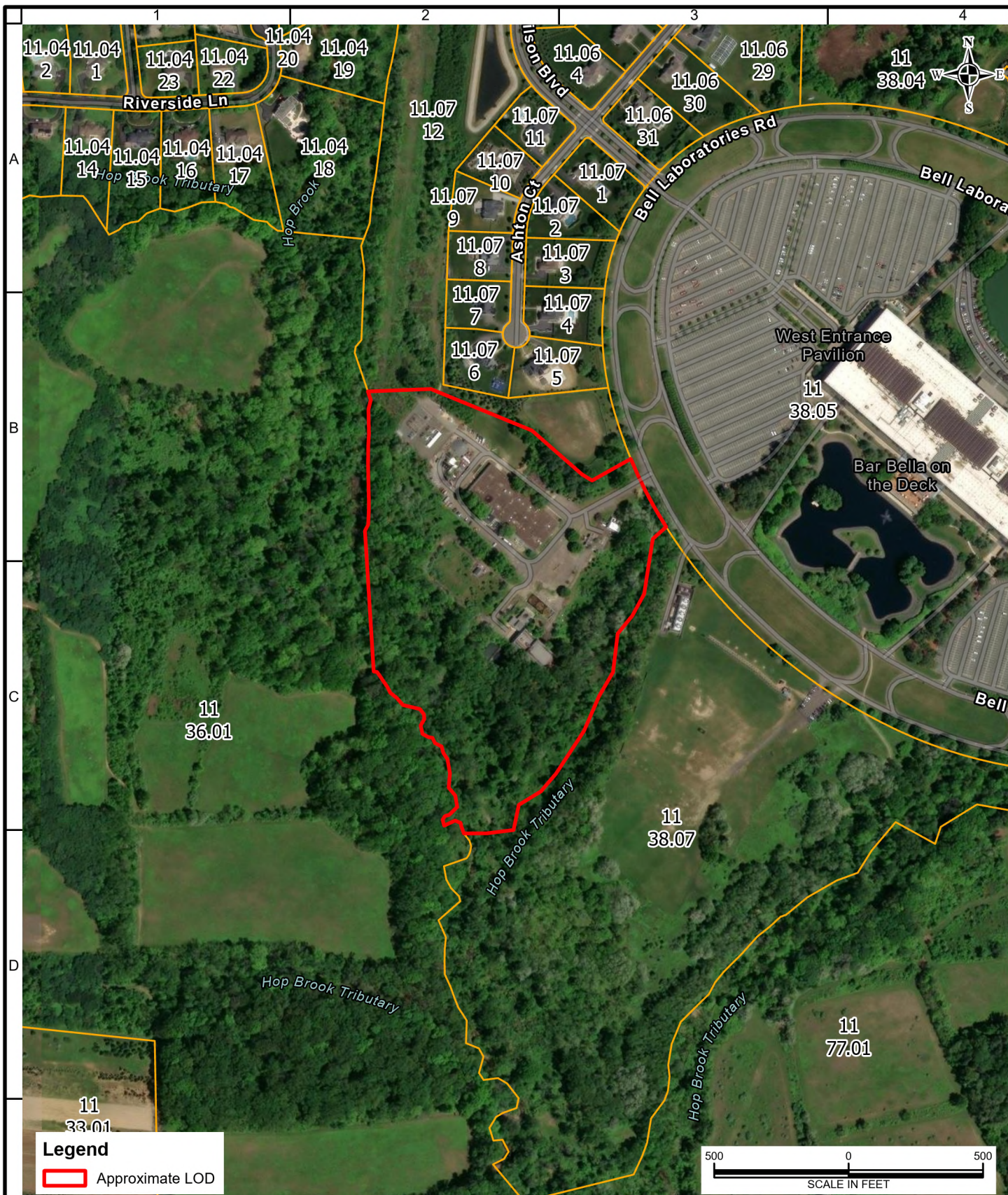
1" = 1,000'

Drawn By

GEG

Figure No.

2



References: Monmouth County Parcels and MOD-IV, updated 03/31/2026; Esri Aerial Imagery 2026

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07

HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

TAX MAP

Project No.

102054601

Date

6/16/2026

Scale

1" = 500'

Drawn By

GEG

Figure No.

3



References: Esri Aerial Imagery 2025

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07
HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

**AERIAL
PHOTOGRAPH**

Project No.

102054601

Date

6/16/2026

Scale

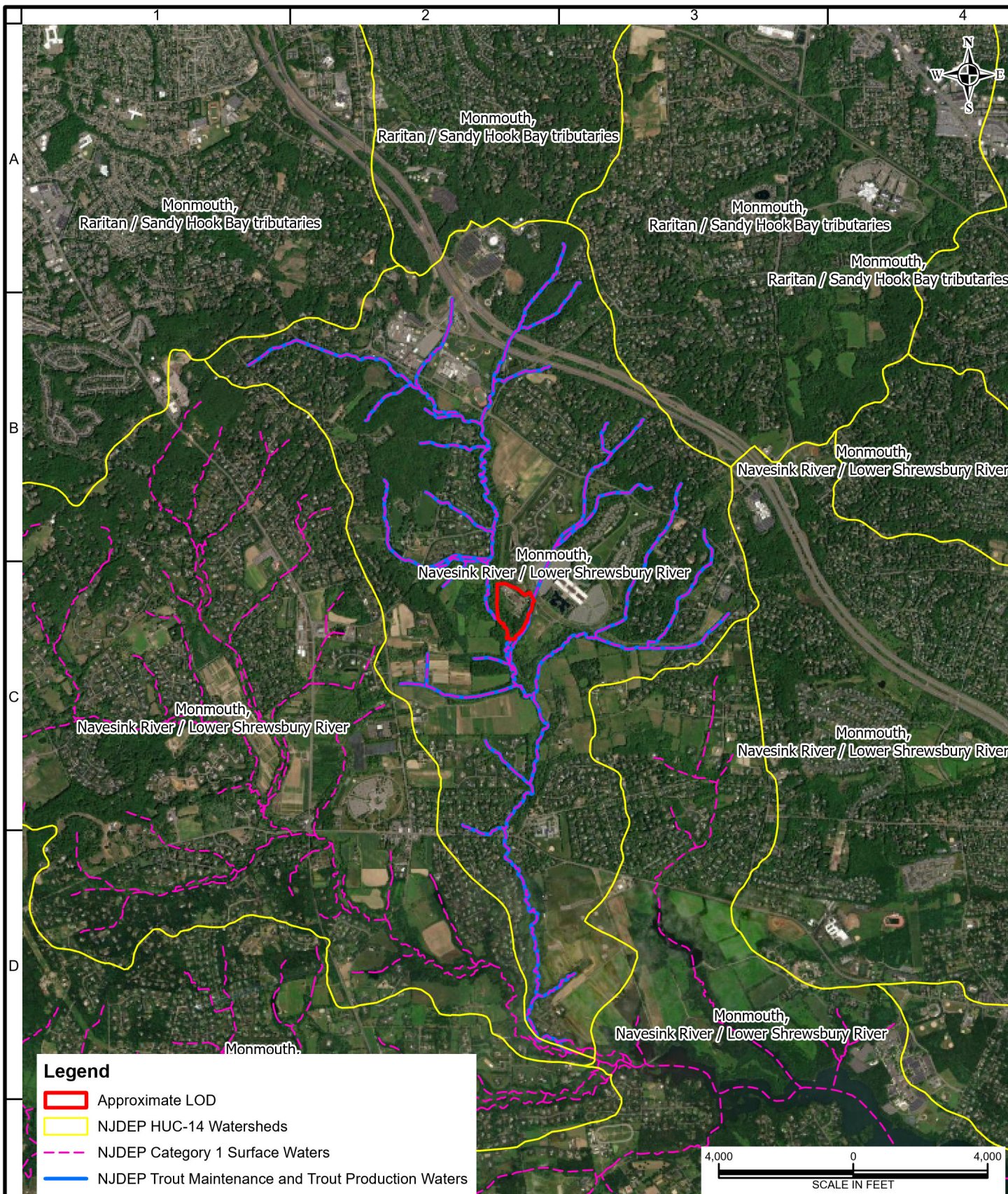
1" = 250'

Drawn By

GEG

Figure No.

4



References: NJDEP 14 Digit Hydrologic Unit Code Delineations for New Jersey GIS Data, 2016; NJDEP Surface Water Quality Standards GIS Data, 12/27/2023; Esri Aerial Imagery 2025

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07
HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

**NJDEP HUC-14
WATERSHEDS MAP**

Project No.

102054601

Date

7/7/2026

Scale

1" = 4,000'

Drawn By

GEG

Figure No.

5



LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07
HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

**NJDEP SURFACE
WATERS MAP**

Project No.

102054601

Date

6/16/2026

Scale

1" = 500'

Drawn By

GEG

Figure No.

6



References: NJDEP Wetlands of New Jersey 2020, from Land Use/Land GIS Data, updated 11/24/2025; Esri Aerial Imagery 2025

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07
HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

**NJDEP
WETLANDS MAP**

Project No.

102054601

Date

7/7/2026

Scale

1" = 250'

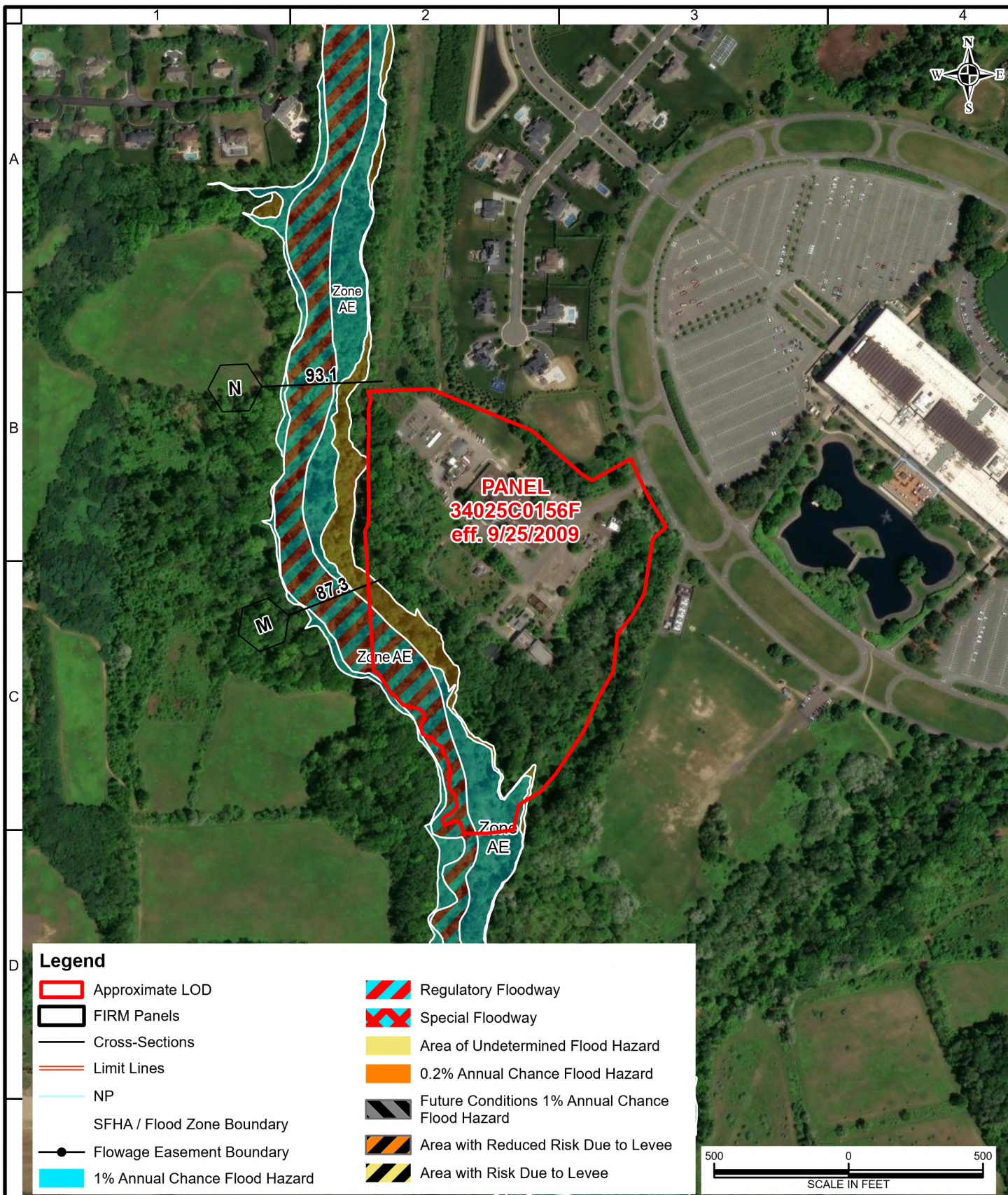
Drawn By

GEG

Figure No.

7

© 2025 Langan



References: FEMA Effective FIRM, Panel 34025C0156F, effective 09/25/2009, accessed via The National Flood Hazard Layer (NFHL); Esri Aerial Imagery 2025

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07
HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

**FEMA EFFECTIVE
FIRM MAP**

Project No.

102054601

Date

6/16/2026

Scale

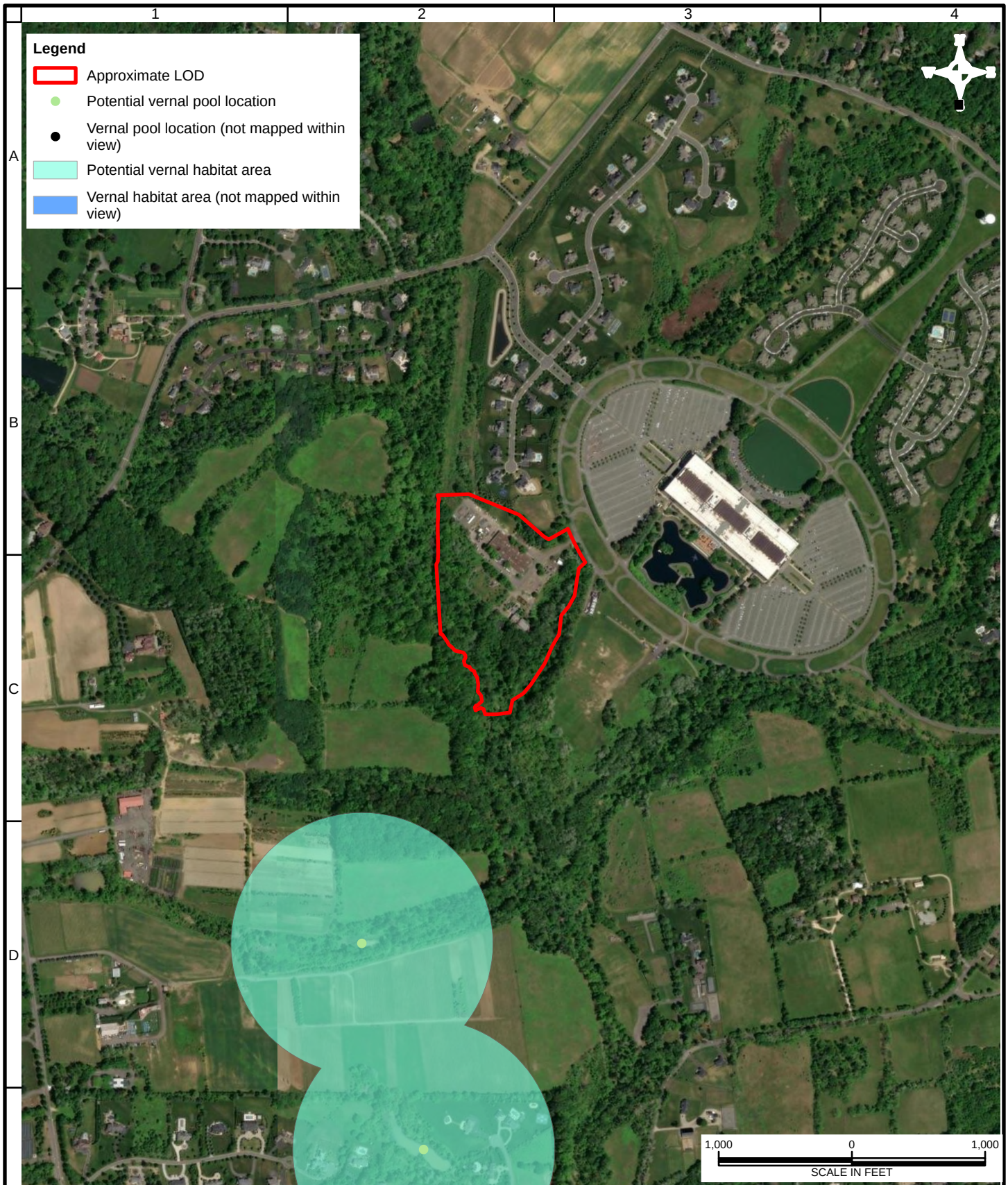
1" = 500'

Drawn By

GEG

Figure No.

8

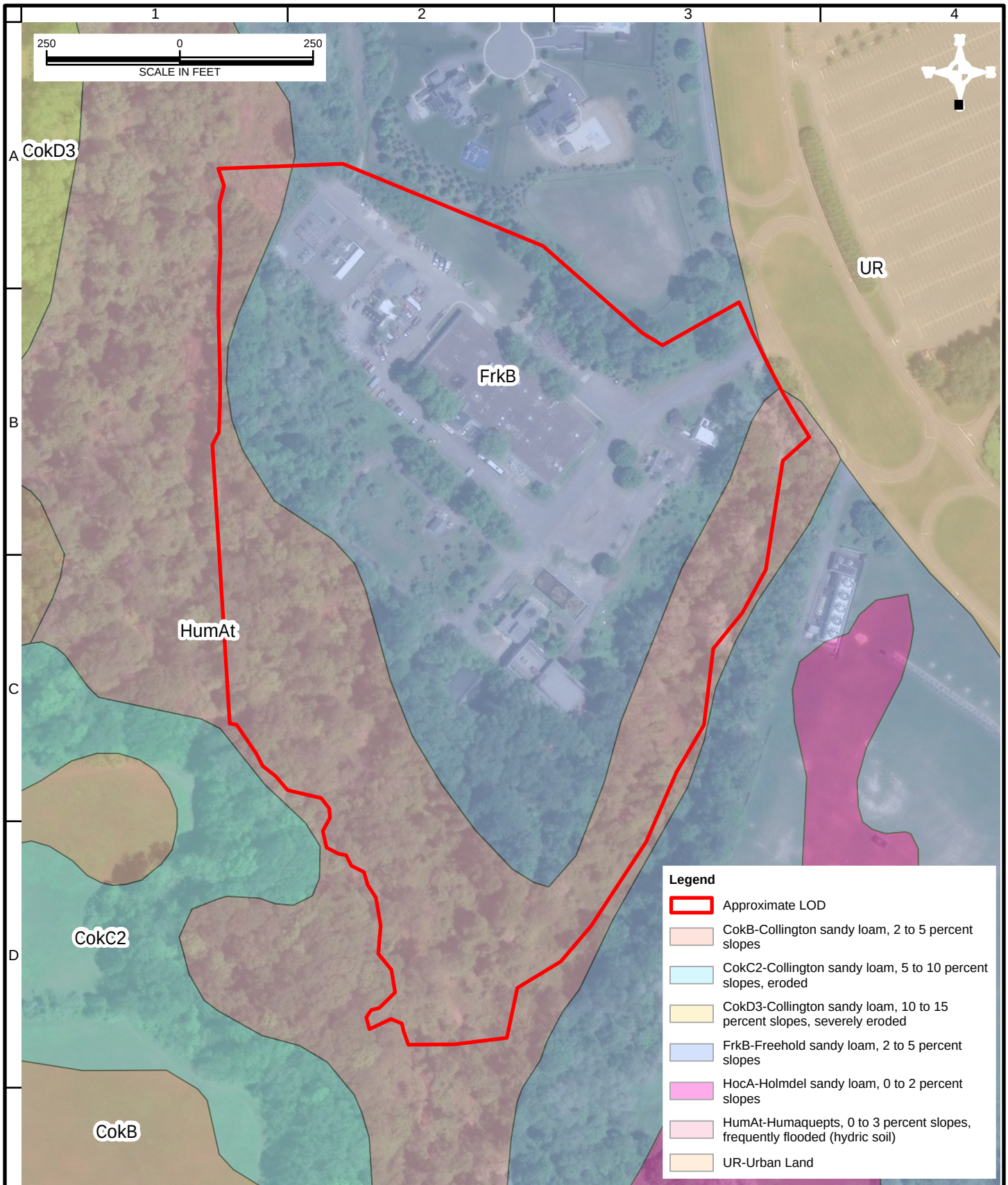


Legend

- Approximate LOD
- Potential vernal pool location
- Vernal pool location (not mapped within view)
- Potential vernal habitat area
- Vernal habitat area (not mapped within view)

References: NJDEP Vernal Pool and Habitat GIS Data, accessed 07/07/2026; Esri Aerial Imagery 2026

LANGAN Langan Engineering and Environmental Services, LLC 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certification of Authorization No. 24GA27996400	Project DATA CENTER AT BELL WORKS BLOCK NO. 11, LOT NO. 38.07 HOLMDEL TOWNSHIP MONMOUTH COUNTY NEW JERSEY	Figure Title NJDEP POTENTIAL VERNAL POOL & HABITAT MAP	Project No. 102054601 Date 7/7/2026 Scale 1" = 1,000' Drawn By CGF	Figure No. 9



References: NRCS Web Soil Survey, accessed 07/07/2026; Esri Aerial Imagery 2026

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07
HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

**NRCS
SOILS MAP**

Project No.

102054601

Date

7/7/2026

Scale

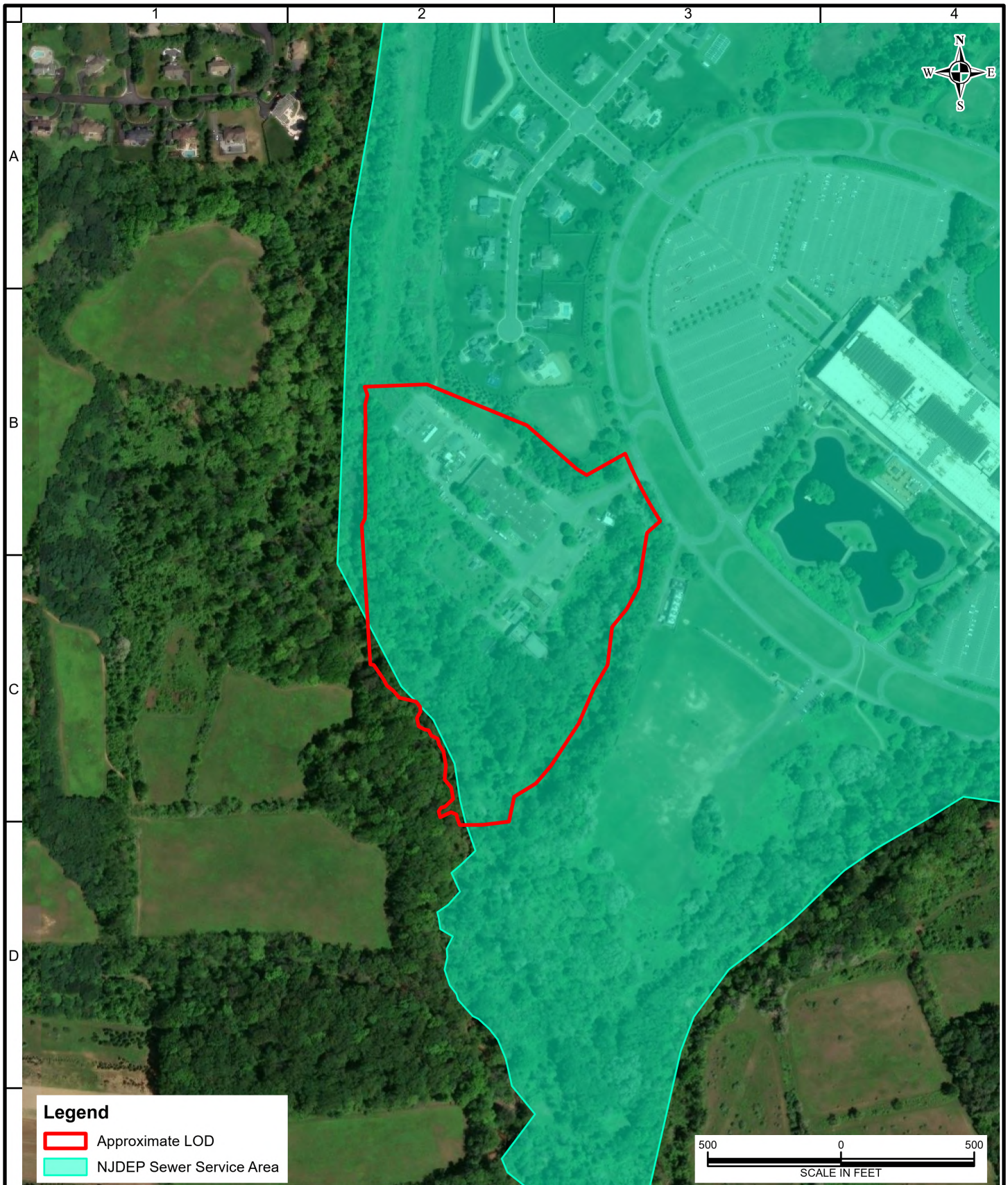
1" = 250'

Drawn By

CGF

Figure No.

10



References: NJDEP Statewide Sewer Service Area for New Jersey, 05/11/2026; Esri Aerial Imagery 2025

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07
HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

**NJDEP SEWER
SERVICE AREA**

Project No.

102054601

Date

7/22/2026

Scale

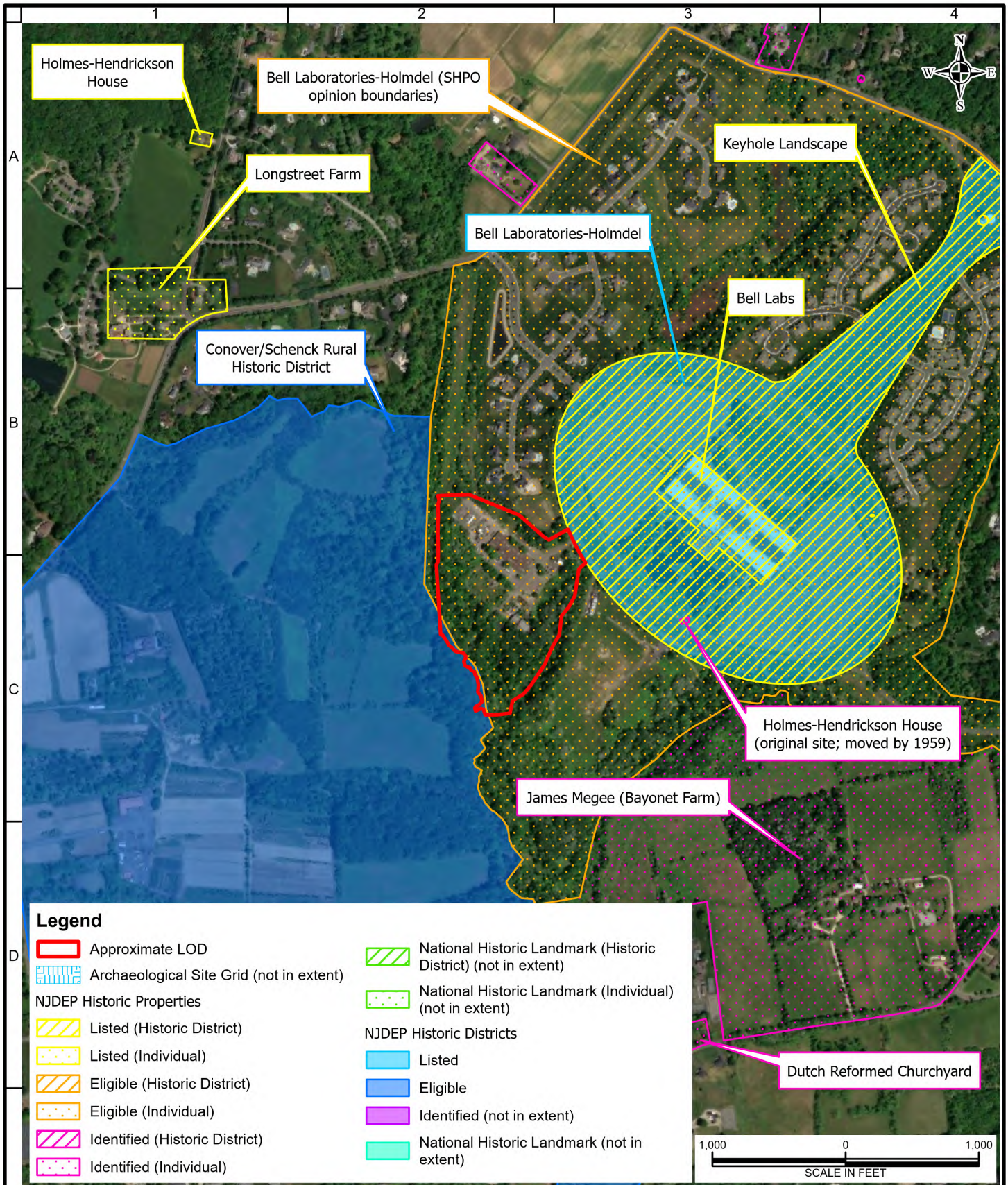
1" = 500'

Drawn By

GEG

Figure No.

11



LANGAN
 Langan Engineering and
 Environmental Services, LLC
 300 Kimball Drive
 Parsippany, NJ 07054

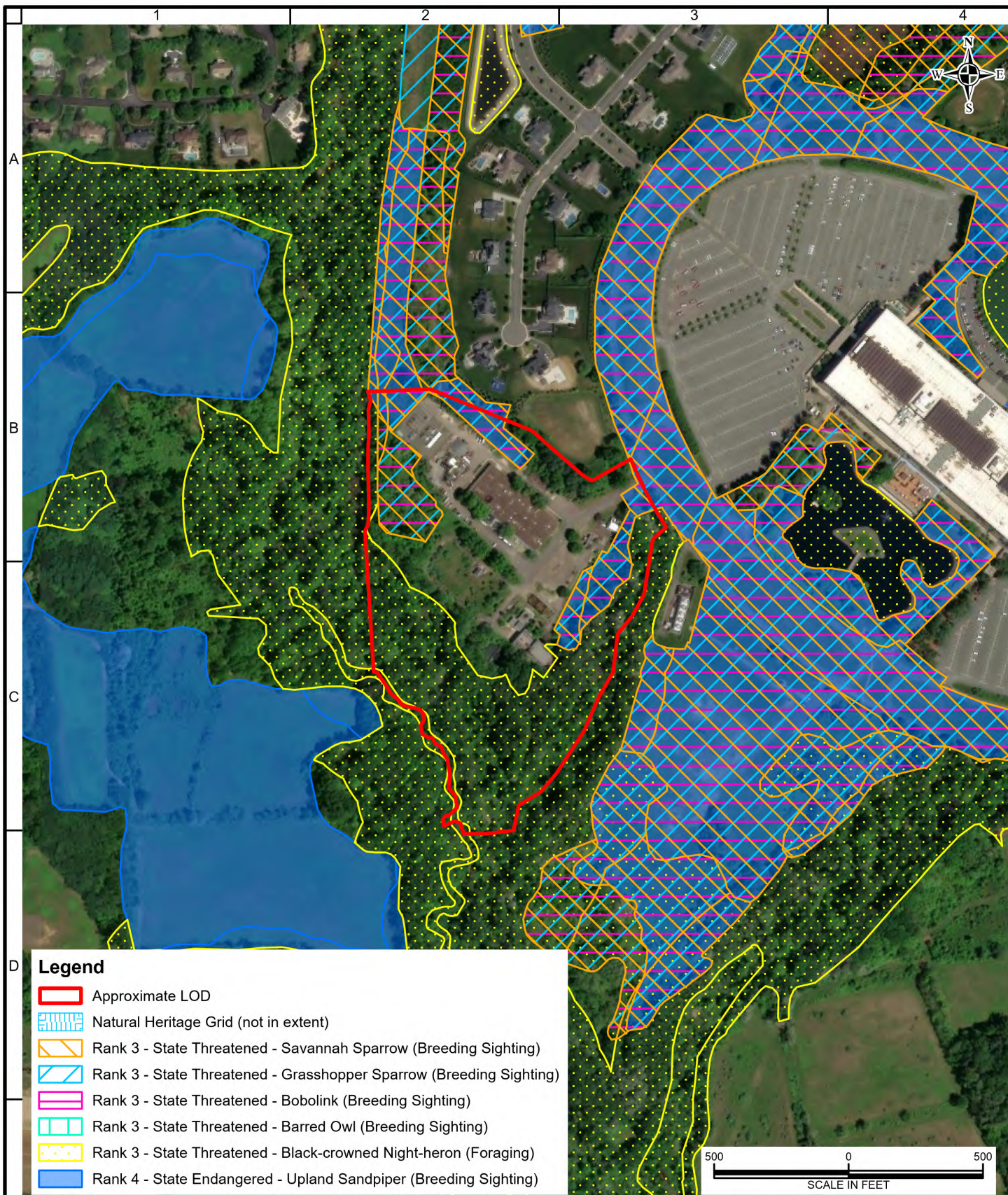
T: 973.560.4900 F: 973.560.4901 www.langan.com
 NJ Certification of Authorization No. 24GA27996400

Project
**DATA CENTER AT
 BELL WORKS**
 BLOCK NO. 11, LOT NO. 38.07
 HOLMDEL TOWNSHIP
 MONMOUTH COUNTY NEW JERSEY

Figure Title
**NJDEP HISTORIC
 RESOURCES MAP**

Project No.
 102054601
 Date
 7/22/2026
 Scale
 1" = 1,000'
 Drawn By
 GEG

Figure No.
12



References: NJDEP Landscape Project Habitat - Piedmont Plains Region, Version 3.4 GIS Data, 2024; NJDEP Natural Heritage Grid Map GIS Data, 2009; Esri Aerial Imagery 2025

LANGAN

Langan Engineering and
Environmental Services, LLC
300 Kimball Drive
Parsippany, NJ 07054

T: 973.560.4900 F: 973.560.4901 www.langan.com
NJ Certification of Authorization No. 24GA27996400

Project

**DATA CENTER AT
BELL WORKS**

BLOCK NO. 11, LOT NO. 38.07
HOLMDEL TOWNSHIP

MONMOUTH COUNTY NEW JERSEY

Figure Title

**NJDEP THREATENED
& ENDANGERED
SPECIES HABITAT
MAP**

Project No.

102054601

Date

7/22/2026

Scale

1" = 500'

Drawn By

GEG

Figure No.

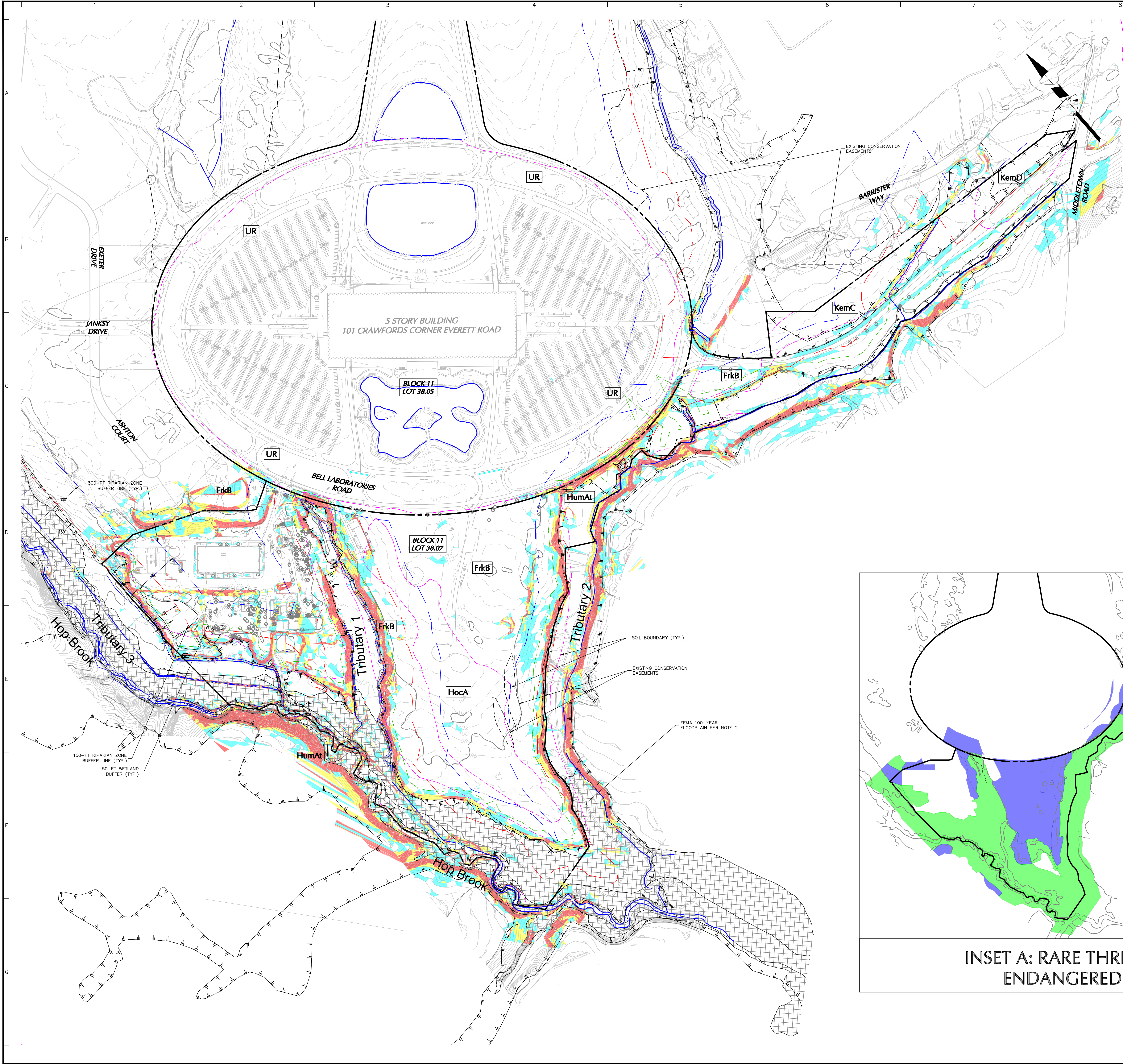
13

APPENDIX A

STORMWATER MANAGEMENT REPORT
(BOUND SEPARATELY)

APPENDIX B

**ENVIRONMENTAL RESOURCE SURVEY PLAN AND
WOODLAND PLAN**

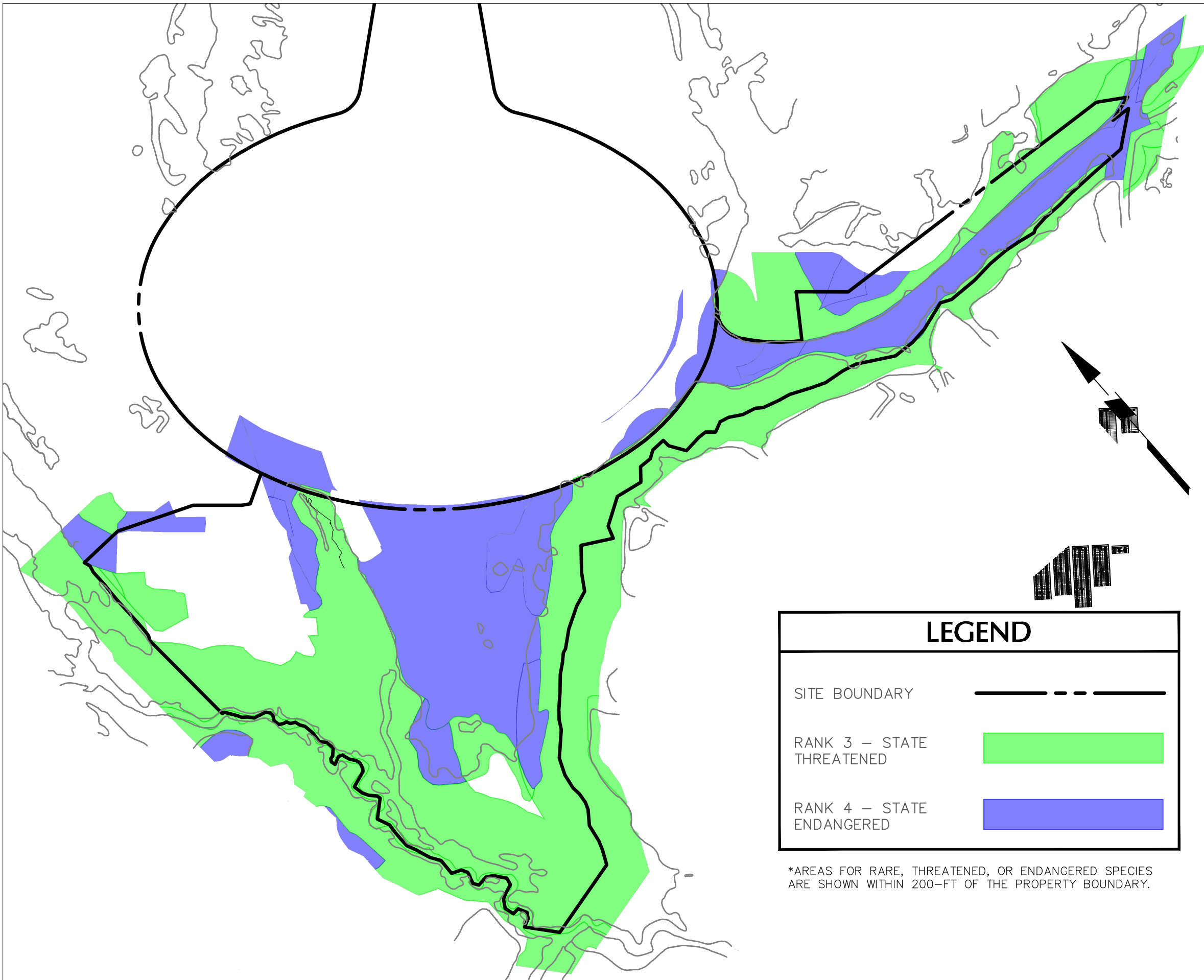


LEGEND	
SITE BOUNDARY	---
50-FT WETLAND BUFFER	---
150-FT RIPARIAN ZONE BUFFER LINE (STREAM CORRIDOR BUFFER)	---
300-FT RIPARIAN ZONE BUFFER LINE	---
WETLAND	
100-YEAR FLOODPLAIN	
SOIL BOUNDARY	---
STREAM	---
EXISTING TREE CANOPY	~~~~~

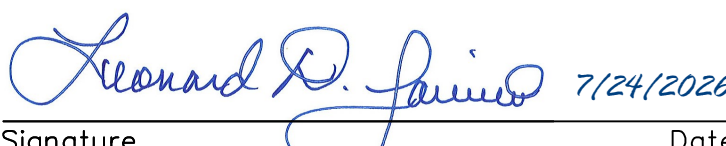
SLOPES TABLE					
NUMBER	MIN. SLOPE	MAX. SLOPE	AREA (SF)	% OF TOTAL AREA	COLOR
1	0.00%	7.99%	5,988,526	76.19%	
2	8.00%	14.99%	783,871	9.97%	
3	15.00%	24.99%	433,419	5.52%	
4	25.00%	Vertical	653,912	8.32%	

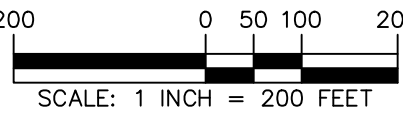
- NOTES
1. ACCORDING TO NJDEP NATURAL HERITAGE GRID MAP FOR NEW JERSEY, THERE ARE NO FORESTED NATURAL HERITAGE PRIORITY SITES LOCATED WITHIN THE PROJECT VICINITY.
 2. FEMA HAS NOT ANALYZED PORTIONS OF THE HOP BROOK TRIBUTARY. THE 100-YEAR FLOODPLAIN SHOWN IS REFERENCED FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 34025C0156F, EFFECTIVE DATE SEPTEMBER 25, 2009.
 3. STREAM BUFFER CORRIDOR FOR HOP BROOK TRIBUTARY IS 150' ON EACH SIDE.
 4. AREAS OF GROUNDWATER RECHARGE EQUAL TO OR GREATER THAN THE MEDIAN RECHARGE RATE WAS NOT FOUND PER NJDEP BUREAU OF GIS.
 5. TOPOGRAPHY OBTAINED FROM A COMBINATION OF A PLAN TITLED "ALTA/ACSM LAND SURVEY, HOLMDEL REDEVELOPMENT, BLOCK 11, LOT 38, 38.02, 73.01, 73.02, 73.03 & 73.04, HOLMDEL TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY" PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, DATED 31 DECEMBER 2012 AND A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 7 APRIL 2020.
 6. REFER TO WOODLAND MITIGATION PLANS PREPARED BY LANGAN FOR THE FOLLOWING:
 - 6.1. PROPOSED LANDSCAPE/CONSERVATION EASEMENTS
 - 6.2. FOREST STAND DATA
 - 6.3. AERIAL EXTENT OF FOREST AND TREE COVER
 - 6.4. LOCATION, SPECIES, SIZES, AND CONDITION OF ALL SPECIMEN TREES AND ALL INDIVIDUAL TREES WITH DBH GREATER THAN 6 INCHES THAT ARE NOT LOCATED IN A DELINEATED FOREST STAND.
 7. WETLAND INFORMATION OBTAINED FROM A COMBINATION OF WETLAND DELINEATIONS CONDUCTED BY LANGAN, WETLAND DELINEATIONS CONDUCTED BY SCHORR, DEPALMA, AND NJDEP OPEN-SOURCE GIS DATA. WETLANDS IN PROXIMITY TO THE PROPOSED DEVELOPMENT WERE FIELD-DELINEATED BY LANGAN.
 8. STREAM LOCATIONS AND ASSOCIATED BUFFERS OBTAINED FROM A COMBINATION OF SITE WALKS CONDUCTED BY LANGAN AND NJDEP OPEN-SOURCE GIS DATA. STREAMS IN PROXIMITY TO THE PROPOSED DEVELOPMENT WERE FIELD-VERIFIED BY LANGAN.

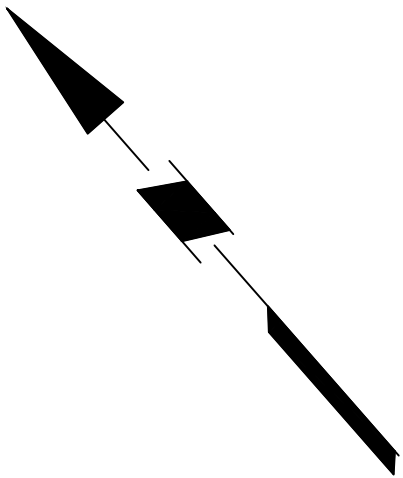
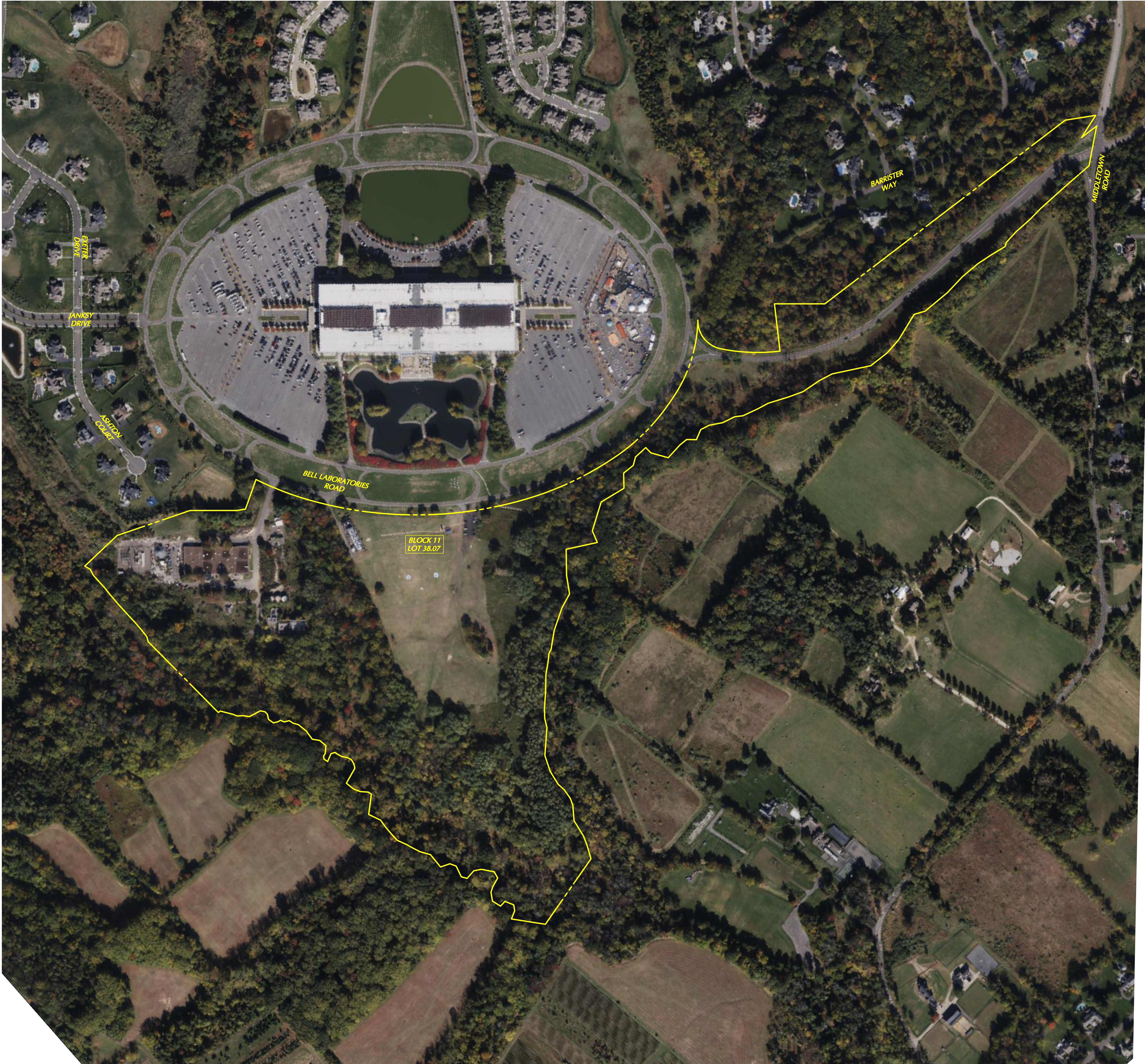
SOIL LEGEND		
SOIL NAME	SOIL DESCRIPTION	NATIVE FOREST SPECIES
FrkB	FREEMOLD SANDY LOAM	NONE LISTED IN HOLMDEL
HocA	HOLMDEL SANDY LOAM	NORTHERN RED OAK, SWEETGUM, YELLOW-POPULAR
HumAt	HUMAQUEPTS	PIY OAK, RED MAPLE, SWEETGUM
KemC	KEYPORT SANDY LOAM	NONE LISTED IN HOLMDEL
KemD	KEYPORT SANDY LOAM	NONE LISTED IN HOLMDEL
UR	URBAN LAND	NONE



INSET A: RARE THREATENED OR ENDANGERED SPECIES
SCALE: 1"=500'

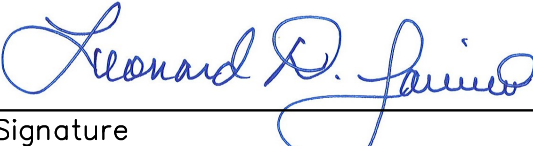
Date	Description	No.
Revisions		
 Signature: LEONARDO D. SAVINO Date: 7/24/2026 PROFESSIONAL ENGINEER NJ Lic. No. GE-39238		
LANGAN Langan Engineering and Environmental Services, LLC 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certificate of Authorization No. 24CA27896403		
Project		
DATA CENTER AT BELL WORKS BLOCK NO. 11, LOT NO. 11 38.07 A PORTION OF BLOCK NO. 11, LOT NO. 38.05 HOLMDEL TOWNSHIP MONMOUTH COUNTY NEW JERSEY		
Drawing Title		
NATURAL RESOURCE SURVEY MAP		
Project No.	Drawing No.	
102054601	WN101	
Date	7/24/2026	
Drawn By	ET	
Checked By	LDS	

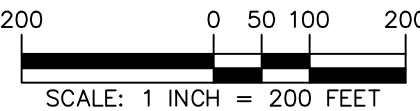


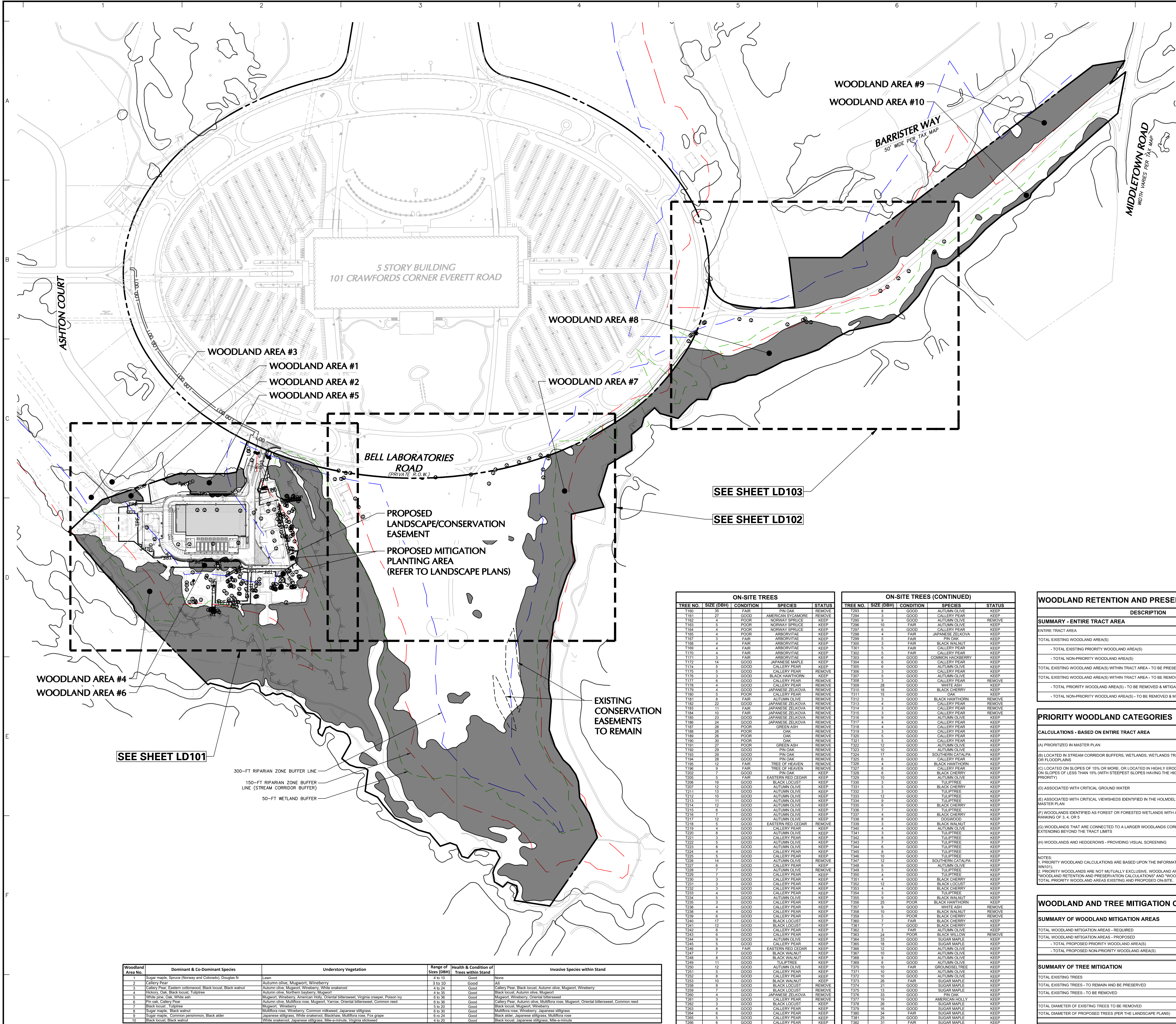


LEGEND	
SITE BOUNDARY	

NOTE
1. AERIAL IMAGE OBTAINED FROM MICROSOFT BING. 2026 MICROSOFT COOPERATION

Date	Description	No.
Revisions		
 Signature 7/24/2026 Date LEONARD D. SAVINO PROFESSIONAL ENGINEER NJ Lic. No. GE-39238		
LANGAN Langan Engineering and Environmental Services, LLC 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certificate of Authorization No. 24GA27096400		
Project		
DATA CENTER AT BELL WORKS BLOCK NO. 11, LOT NO. 11 38.07 A PORTION OF BLOCK NO. 11, LOT NO. 38.05 HOLMDEL TOWNSHIP MONMOUTH COUNTY NEW JERSEY		
Drawing Title		
AERIAL MAP		
Project No.		Drawing No.
102054601		WN102
Date		
7/24/2026		
Drawn By		
ET		
Checked By		
LDS		





- NOTES:
- EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION FOR DATA CENTER AT BELL WORKS OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 20 JULY 2026.
 - PROPOSED BUILDING FOOTPRINT OBTAINED FROM CAD FILE TITLED "20260610_MASTER PLAN" PROVIDED BY TERNA INFRASTRUCTURE USA, INC. ON 11 JUNE 2026.
 - THE MERIDIAN OF THE SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011).
 - ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - REFER TO DRAWING CS003 FOR GENERAL NOTES.

NOTES:

- REFER TO SHEETS LD101 THRU LD103 FOR WOODLAND RETENTION AND PRESERVATION PLANS I, II, AND III.
- REFER TO SHEET WN101 FOR NATURAL RESOURCE SURVEY MAP.

ON-SITE TREES				
TREE NO.	SIZE (DBH)	CONDITION	SPECIES	STATUS
1181	27	GOOD	AMERICAN BAYONNE	REMOVE
1182	5	POOR	NORWAY SPRUCE	KEEP
1183	5	POOR	NORWAY SPRUCE	KEEP
1184	1	POOR	NORWAY SPRUCE	KEEP
1185	4	POOR	AKROVITAE	KEEP
1187	1	FAIR	AKROVITAE	KEEP
1188	4	FAIR	AKROVITAE	KEEP
1189	1	FAIR	AKROVITAE	KEEP
1190	4	FAIR	AKROVITAE	KEEP
1191	4	FAIR	AKROVITAE	KEEP
1192	14	GOOD	JAPANESE MAELE	KEEP
1193	5	GOOD	GALLERY PEAR	REMOVE
1194	5	GOOD	GALLERY PEAR	REMOVE
1195	5	GOOD	GALLERY PEAR	REMOVE
1196	6	GOOD	GALLERY PEAR	REMOVE
1197	6	GOOD	GALLERY PEAR	REMOVE
1198	4	GOOD	JAPANESE ZELKOVA	REMOVE
1199	4	GOOD	JAPANESE ZELKOVA	REMOVE
1200	8	FAIR	ALTERNANDE	REMOVE
1201	11	FAIR	JAPANESE ZELKOVA	REMOVE
1202	11	FAIR	JAPANESE ZELKOVA	REMOVE
1203	23	GOOD	JAPANESE ZELKOVA	REMOVE
1204	23	GOOD	JAPANESE ZELKOVA	REMOVE
1205	23	GOOD	JAPANESE ZELKOVA	REMOVE
1206	23	GOOD	JAPANESE ZELKOVA	REMOVE
1207	23	GOOD	JAPANESE ZELKOVA	REMOVE
1208	23	GOOD	JAPANESE ZELKOVA	REMOVE
1209	23	GOOD	JAPANESE ZELKOVA	REMOVE
1210	23	GOOD	JAPANESE ZELKOVA	REMOVE
1211	23	GOOD	JAPANESE ZELKOVA	REMOVE
1212	23	GOOD	JAPANESE ZELKOVA	REMOVE
1213	23	GOOD	JAPANESE ZELKOVA	REMOVE
1214	23	GOOD	JAPANESE ZELKOVA	REMOVE
1215	23	GOOD	JAPANESE ZELKOVA	REMOVE
1216	23	GOOD	JAPANESE ZELKOVA	REMOVE
1217	23	GOOD	JAPANESE ZELKOVA	REMOVE
1218	23	GOOD	JAPANESE ZELKOVA	REMOVE
1219	23	GOOD	JAPANESE ZELKOVA	REMOVE
1220	23	GOOD	JAPANESE ZELKOVA	REMOVE
1221	23	GOOD	JAPANESE ZELKOVA	REMOVE
1222	23	GOOD	JAPANESE ZELKOVA	REMOVE
1223	23	GOOD	JAPANESE ZELKOVA	REMOVE
1224	23	GOOD	JAPANESE ZELKOVA	REMOVE
1225	23	GOOD	JAPANESE ZELKOVA	REMOVE
1226	23	GOOD	JAPANESE ZELKOVA	REMOVE
1227	23	GOOD	JAPANESE ZELKOVA	REMOVE
1228	23	GOOD	JAPANESE ZELKOVA	REMOVE
1229	23	GOOD	JAPANESE ZELKOVA	REMOVE
1230	23	GOOD	JAPANESE ZELKOVA	REMOVE
1231	23	GOOD	JAPANESE ZELKOVA	REMOVE
1232	23	GOOD	JAPANESE ZELKOVA	REMOVE
1233	23	GOOD	JAPANESE ZELKOVA	REMOVE
1234	23	GOOD	JAPANESE ZELKOVA	REMOVE
1235	23	GOOD	JAPANESE ZELKOVA	REMOVE
1236	23	GOOD	JAPANESE ZELKOVA	REMOVE
1237	23	GOOD	JAPANESE ZELKOVA	REMOVE
1238	23	GOOD	JAPANESE ZELKOVA	REMOVE
1239	23	GOOD	JAPANESE ZELKOVA	REMOVE
1240	23	GOOD	JAPANESE ZELKOVA	REMOVE
1241	23	GOOD	JAPANESE ZELKOVA	REMOVE
1242	23	GOOD	JAPANESE ZELKOVA	REMOVE
1243	23	GOOD	JAPANESE ZELKOVA	REMOVE
1244	23	GOOD	JAPANESE ZELKOVA	REMOVE
1245	23	GOOD	JAPANESE ZELKOVA	REMOVE
1246	23	GOOD	JAPANESE ZELKOVA	REMOVE
1247	23	GOOD	JAPANESE ZELKOVA	REMOVE
1248	23	GOOD	JAPANESE ZELKOVA	REMOVE
1249	23	GOOD	JAPANESE ZELKOVA	REMOVE
1250	23	GOOD	JAPANESE ZELKOVA	REMOVE
1251	23	GOOD	JAPANESE ZELKOVA	REMOVE
1252	23	GOOD	JAPANESE ZELKOVA	REMOVE
1253	23	GOOD	JAPANESE ZELKOVA	REMOVE
1254	23	GOOD	JAPANESE ZELKOVA	REMOVE
1255	23	GOOD	JAPANESE ZELKOVA	REMOVE
1256	23	GOOD	JAPANESE ZELKOVA	REMOVE
1257	23	GOOD	JAPANESE ZELKOVA	REMOVE
1258	23	GOOD	JAPANESE ZELKOVA	REMOVE
1259	23	GOOD	JAPANESE ZELKOVA	REMOVE
1260	23	GOOD	JAPANESE ZELKOVA	REMOVE
1261	23	GOOD	JAPANESE ZELKOVA	REMOVE
1262	23	GOOD	JAPANESE ZELKOVA	REMOVE
1263	23	GOOD	JAPANESE ZELKOVA	REMOVE
1264	23	GOOD	JAPANESE ZELKOVA	REMOVE
1265	23	GOOD	JAPANESE ZELKOVA	REMOVE
1266	23	GOOD	JAPANESE ZELKOVA	REMOVE
1267	23	GOOD	JAPANESE ZELKOVA	REMOVE
1268	23	GOOD	JAPANESE ZELKOVA	REMOVE
1269	23	GOOD	JAPANESE ZELKOVA	REMOVE
1270	23	GOOD	JAPANESE ZELKOVA	REMOVE
1271	23	GOOD	JAPANESE ZELKOVA	REMOVE
1272	23	GOOD	JAPANESE ZELKOVA	REMOVE
1273	23	GOOD	JAPANESE ZELKOVA	REMOVE
1274	23	GOOD	JAPANESE ZELKOVA	REMOVE
1275	23	GOOD	JAPANESE ZELKOVA	REMOVE
1276	23	GOOD	JAPANESE ZELKOVA	REMOVE
1277	23	GOOD	JAPANESE ZELKOVA	REMOVE
1278	23	GOOD	JAPANESE ZELKOVA	REMOVE
1279	23	GOOD	JAPANESE ZELKOVA	REMOVE
1280	23	GOOD	JAPANESE ZELKOVA	REMOVE
1281	23	GOOD	JAPANESE ZELKOVA	REMOVE
1282	23	GOOD	JAPANESE ZELKOVA	REMOVE
1283	23	GOOD	JAPANESE ZELKOVA	REMOVE
1284	23	GOOD	JAPANESE ZELKOVA	REMOVE
1285	23	GOOD	JAPANESE ZELKOVA	REMOVE
1286	23	GOOD	JAPANESE ZELKOVA	REMOVE
1287	23	GOOD	JAPANESE ZELKOVA	REMOVE
1288	23	GOOD	JAPANESE ZELKOVA	REMOVE
1289	23	GOOD	JAPANESE ZELKOVA	REMOVE
1290	23	GOOD	JAPANESE ZELKOVA	REMOVE
1291	23	GOOD	JAPANESE ZELKOVA	REMOVE
1292	23	GOOD	JAPANESE ZELKOVA	REMOVE
1293	23	GOOD	JAPANESE ZELKOVA	REMOVE
1294	23	GOOD	JAPANESE ZELKOVA	REMOVE
1295	23	GOOD	JAPANESE ZELKOVA	REMOVE
1296	23	GOOD	JAPANESE ZELKOVA	REMOVE
1297	23	GOOD	JAPANESE ZELKOVA	REMOVE
1298	23	GOOD	JAPANESE ZELKOVA	REMOVE
1299	23	GOOD	JAPANESE ZELKOVA	REMOVE
1300	23	GOOD	JAPANESE ZELKOVA	REMOVE

ON-SITE TREES (CONTINUED)				
TREE NO.	SIZE (DBH)	CONDITION	SPECIES	STATUS
1294	3	GOOD	GALLERY PEAR	KEEP
1295	3	GOOD	GALLERY PEAR	KEEP
1296	3	GOOD	GALLERY PEAR	KEEP
1297	3	GOOD	GALLERY PEAR	KEEP
1298	3	GOOD	GALLERY PEAR	KEEP
1299	3	GOOD	GALLERY PEAR	KEEP
1300	3	GOOD	GALLERY PEAR	KEEP
1301	3	GOOD	GALLERY PEAR	KEEP
1302	3	GOOD	GALLERY PEAR	KEEP
1303	3	GOOD	GALLERY PEAR	KEEP
1304	3	GOOD	GALLERY PEAR	KEEP
1305	3	GOOD	GALLERY PEAR	KEEP
1306	3	GOOD	GALLERY PEAR	KEEP
1307	3	GOOD	GALLERY PEAR	KEEP
1308	3	GOOD	GALLERY PEAR	KEEP
1309	3	GOOD	GALLERY PEAR	KEEP
1310	3	GOOD	GALLERY PEAR	KEEP
1311	3	GOOD	GALLERY PEAR	KEEP
1312	3	GOOD	GALLERY PEAR	KEEP
1313	3	GOOD	GALLERY PEAR	KEEP
1314	3	GOOD	GALLERY PEAR	KEEP
1315	3	GOOD	GALLERY PEAR	KEEP
1316	3	GOOD	GALLERY PEAR	KEEP
1317	3	GOOD	GALLERY PEAR	KEEP
1318	3	GOOD	GALLERY PEAR	KEEP
1319	3	GOOD	GALLERY PEAR	KEEP
1320	3	GOOD	GALLERY PEAR	KEEP
1321	3	GOOD	GALLERY PEAR	KEEP
1322	3	GOOD	GALLERY PEAR	KEEP
1323	3	GOOD	GALLERY PEAR	KEEP
1324	3	GOOD	GALLERY PEAR	KEEP
1325	3	GOOD	GALLERY PEAR	KEEP
1326	3	GOOD	GALLERY PEAR	KEEP
1327	3	GOOD	GALLERY PEAR	KEEP
1328	3	GOOD	GALLERY PEAR	KEEP
1329	3	GOOD	GALLERY PEAR	KEEP
1330	3	GOOD	GALLERY PEAR	KEEP
1331	3	GOOD	GALLERY PEAR	KEEP
1332	3	GOOD	GALLERY PEAR	KEEP
1333	3	GOOD	GALLERY PEAR	KEEP
1334	3	GOOD	GALLERY PEAR	KEEP
1335	3	GOOD	GALLERY PEAR	KEEP
1336	3	GOOD	GALLERY PEAR	KEEP
1337	3	GOOD	GALLERY PEAR	KEEP
1338	3	GOOD	GALLERY PEAR	KEEP
1339	3	GOOD	GALLERY PEAR	KEEP
1340	3	GOOD	GALLERY PEAR	KEEP
1341	3	GOOD	GALLERY PEAR	KEEP
1342	3	GOOD	GALLERY PEAR	KEEP
1343	3	GOOD	GALLERY PEAR	KEEP
1344	3	GOOD	GALLERY PEAR	KEEP
1345	3	GOOD	GALLERY PEAR	KEEP
1346	3	GOOD	GALLERY PEAR	KEEP
1347	3	GOOD	GALLERY PEAR	KEEP
1348	3	GOOD	GALLERY PEAR	KEEP
1349	3	GOOD	GALLERY PEAR	KEEP
1350	3	GOOD	GALLERY PEAR	KEEP
1351	3	GOOD	GALLERY PEAR	KEEP
1352	3	GOOD	GALLERY PEAR	KEEP
1353	3	GOOD	GALLERY PEAR	KEEP
1354	3	GOOD	GALLERY PEAR	KEEP
1355	3	GOOD	GALLERY PEAR	KEEP
1356	3	GOOD	GALLERY PEAR	KEEP
1357	3	GOOD	GALLERY PEAR	KEEP
1358	3	GOOD	GALLERY PEAR	KEEP
1359	3	GOOD	GALLERY PEAR	KEEP
1360	3	GOOD	GALLERY PEAR	KEEP
1361	3	GOOD	GALLERY PEAR	KEEP
1362	3	GOOD	GALLERY PEAR	KEEP
1363	3	GOOD	GALLERY PEAR	KEEP
1364	3	GOOD	GALLERY PEAR	KEEP
1365	3	GOOD	GALLERY PEAR	KEEP
1366	3	GOOD	GALLERY PEAR	KEEP
1367	3	GOOD	GALLERY PEAR	KEEP
1368	3	GOOD	GALLERY PEAR	KEEP
1369	3	GOOD	GALLERY PEAR	KEEP
1370	3	GOOD	GALLERY PEAR	KEEP
1371	3	GOOD	GALLERY PEAR	KEEP
1372	3	GOOD	GALLERY PEAR	KEEP
1373	3	GOOD	GALLERY PEAR	KEEP
1374	3	GOOD	GALLERY PEAR	KEEP
1375	3	GOOD	GALLERY PEAR	KEEP
1376	3	GOOD	GALLERY PEAR	KEEP
1377	3	GOOD	GALLERY PEAR	KEEP
1378	3	GOOD	GALLERY PEAR	KEEP
1379	3	GOOD	GALLERY PEAR	KEEP
1380	3	GOOD	GALLERY PEAR	KEEP
1381	3	GOOD	GALLERY PEAR	KEEP
1382	3	GOOD	GALLERY PEAR	KEEP
1383	3	GOOD	GALLERY PEAR	KEEP
1384	3	GOOD	GALLERY PEAR	KEEP
1385	3	GOOD	GALLERY PEAR	KEEP
1386	3	GOOD	GALLERY PEAR	KEEP
1387	3	GOOD	GALLERY PEAR	KEEP
1388	3	GOOD	GALLERY PEAR	KEEP
1389	3	GOOD	GALLERY PEAR	KEEP
1390	3	GOOD	GALLERY PEAR	KEEP
1391	3	GOOD	GALLERY PEAR	KEEP
1392	3	GOOD	GALLERY PEAR	KEEP
1393	3	GOOD	GALLERY PEAR	KEEP
1394	3	GOOD	GALLERY PEAR	KEEP
1395	3	GOOD	GALLERY PEAR	KEEP
1396	3	GOOD	GALLERY PEAR	KEEP
1397	3	GOOD	GALLERY PEAR	KEEP
1398	3	GOOD	GALLERY PEAR	KEEP
1399	3	GOOD	GALLERY PEAR	KEEP
1400	3	GOOD	GALLERY PEAR	KEEP

WOODLAND RETENTION AND PRESERVATION CALCULATIONS			
DESCRIPTION	AREA (SF)	AREA (AC)	NET AREA (%)
SUMMARY - ENTIRE TRACT AREA			
ENTIRE TRACT AREA	4,379,703	100.0	--
TOTAL EXISTING WOODLAND AREAS	2,287,697	52.5	--
- TOTAL EXISTING PRIORITY WOODLAND AREAS	2,281,396	52.4	99.7%
- TOTAL NON-PRIORITY WOODLAND AREAS	6,301	0.14	0.28%
TOTAL EXISTING WOODLAND AREAS WITHIN TRACT AREA - TO BE PRESERVED	2,283,046	52.4	99.6%
TOTAL EXISTING WOODLAND AREAS WITHIN TRACT AREA - TO BE REMOVED	4,649	0.11	0.25%
- TOTAL PRIORITY WOODLAND AREAS - TO BE REMOVED & MITIGATION REQUIRED	3,944	0.09	0.17%
- TOTAL NON-PRIORITY WOODLAND AREAS - TO BE REMOVED & MITIGATION IS NOT REQUIRED	705	0.02	0.03%

PRIORITY WOODLAND CATEGORIES		
CALCULATIONS - BASED ON ENTIRE TRACT AREA	TOTAL EXISTING (SF / %)	TOTAL PROPOSED (SF / %)
(A) PRIORITY WOODLAND AREAS	0	0.0%
(B) LOCATED IN STREAM CORRIDOR BUFFERS, WETLANDS, WETLANDS TRANSITION, OR FLOODPLAINS	1,692,307	74.0%
(C) LOCATED ON SLOPES OF 15% OR MORE, OR LOCATED IN HIGHLY ERODIBLE SOILS ON SLOPES OF LESS THAN 15% (WITH STEEP SLOPES SAVING THE HIGHEST PRIORITY)	2,237,887	97.8%
(D) ASSOCIATED WITH CRITICAL GROUND WATER	0	0.0%
(E) ASSOCIATED WITH CRITICAL VIEWSHEDS IDENTIFIED IN THE HOLMDEL TOWNSHIP MASTER PLAN	1,436,212	62.3%
(F) WOODLANDS IDENTIFIED AS FOREST OR FORESTED WETLANDS WITH A HABITAT RANKING OF 3, 4, OR 5	1,810,580	79.1%
(G) WOODLANDS THAT ARE CONNECTED TO A LARGER WOODLAND CORRIDOR EXTENDING BEYOND THE TRACT LIMITS	2,203,832	96.3%
(H) WOODLANDS AND HEDGEROWS - PROVIDING VISUAL SCREENING	40,838	1.8%

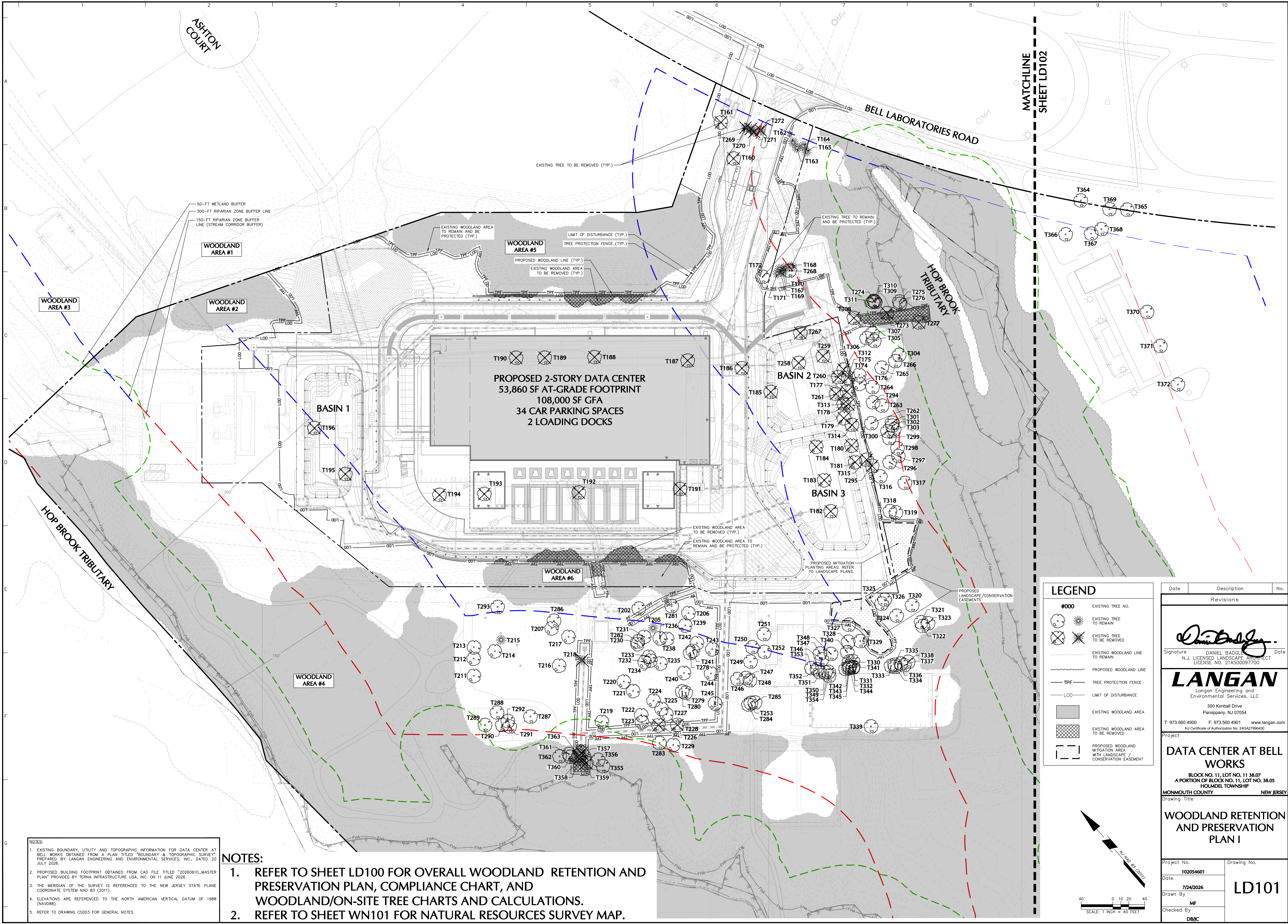
NOTES:
1. PRIORITY WOODLAND CALCULATIONS ARE BASED UPON THE INFORMATION PROVIDED IN THE "NATURAL RESOURCE SURVEY MAP" (SEE SHEET WN101).
2. PRIORITY WOODLANDS ARE NOT MUTUALLY EXCLUSIVE. WOODLAND AREAS MAY BE REPRESENTED IN MORE THAN ONE CATEGORY. SEE "WOODLAND RETENTION AND PRESERVATION CALCULATIONS" AND "WOODLAND AND TREE MITIGATION CALCULATIONS" CHARTS FOR OVERALL TOTAL PRIORITY WOODLAND AREAS EXISTING AND PROPOSED ON-SITE.

WOODLAND AND TREE MITIGATION CALCULATIONS		
SUMMARY OF WOODLAND MITIGATION AREAS	AREA (SF)	AREA (AC)
TOTAL WOODLAND MITIGATION AREAS - REQUIRED	3,944	0.09
TOTAL WOODLAND MITIGATION AREAS - PROPOSED	4,367	0.10
- TOTAL PROPOSED PRIORITY WOODLAND AREAS	2,094	0.05
- TOTAL PROPOSED NON-PRIORITY WOODLAND AREAS	2,273	0.05

SUMMARY OF TREE MITIGATION		
TOTAL EXISTING TREES	231 TREES	
TOTAL EXISTING TREES - TO REMAIN AND BE PRESERVED	184 TREES	
TOTAL EXISTING TREES - TO BE REMOVED	47 TREES	
TOTAL DIAMETER OF EXISTING TREES TO BE REMOVED	605 INCHES DBH	
TOTAL DIAMETER OF PROPOSED TREES (PER THE LANDSCAPE PLANS)	472 INCHES DBH	

SUMMARY OF MITIGATION PLANTING		REQUIRED (PER AC)	PROPOSED (PER AC)
35 TOTAL TREES PER ACRE - AT 2" CAL. MIN. SIZE		4	4
70 TOTAL TREES PER ACRE - AT 1" CAL. MIN. SIZE		7	7
100 TOTAL TREES PER ACRE - WHIP SIZE		10	10
40 TOTAL SHRUBS PER ACRE - AT PLANTING AREA EDGES		4	4
NOTE: MITIGATION PLANTING CALCULATIONS ARE BASED UPON REQUIRED 1:1 ACRE MITIGATION RATIO.			

NOTES:
1. WOODLAND RETENTION, PRESERVATION, AND MITIGATION CALCULATIONS SHALL BE AS REQUIRED



- NOTES:
1. EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION FOR DATA CENTER AT BELL WORKS OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 20 JULY 2026.
 2. PROPOSED BUILDING FOOTPRINT OBTAINED FROM CAD FILE TITLED "20260610_MASTER PLAN" PROVIDED BY TERNA INFRASTRUCTURE USA, INC. ON 11 JUNE 2026.
 3. THE MERIDIAN OF THE SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011).
 4. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 5. REFER TO DRAWING CS003 FOR GENERAL NOTES.

- NOTES:
1. REFER TO SHEET LD100 FOR OVERALL WOODLAND RETENTION AND PRESERVATION PLAN, COMPLIANCE CHART, AND WOODLAND/ON-SITE TREE CHARTS AND CALCULATIONS.
 2. REFER TO SHEET WN101 FOR NATURAL RESOURCES SURVEY MAP.

LEGEND

#000 EXISTING TREE NO.

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING WOODLAND LINE TO REMAIN

PROPOSED WOODLAND LINE

TPF TREE PROTECTION FENCE

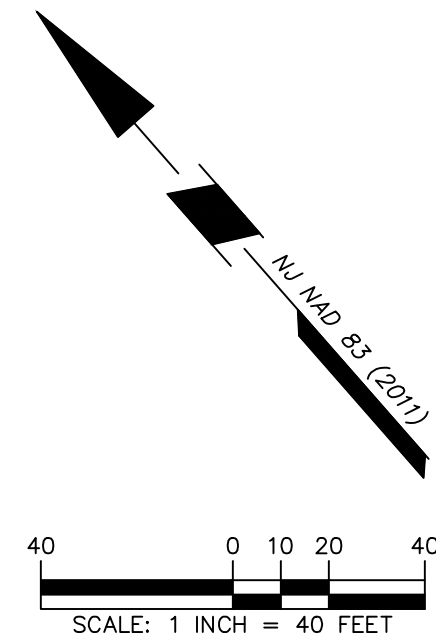
LOD LIMIT OF DISTURBANCE

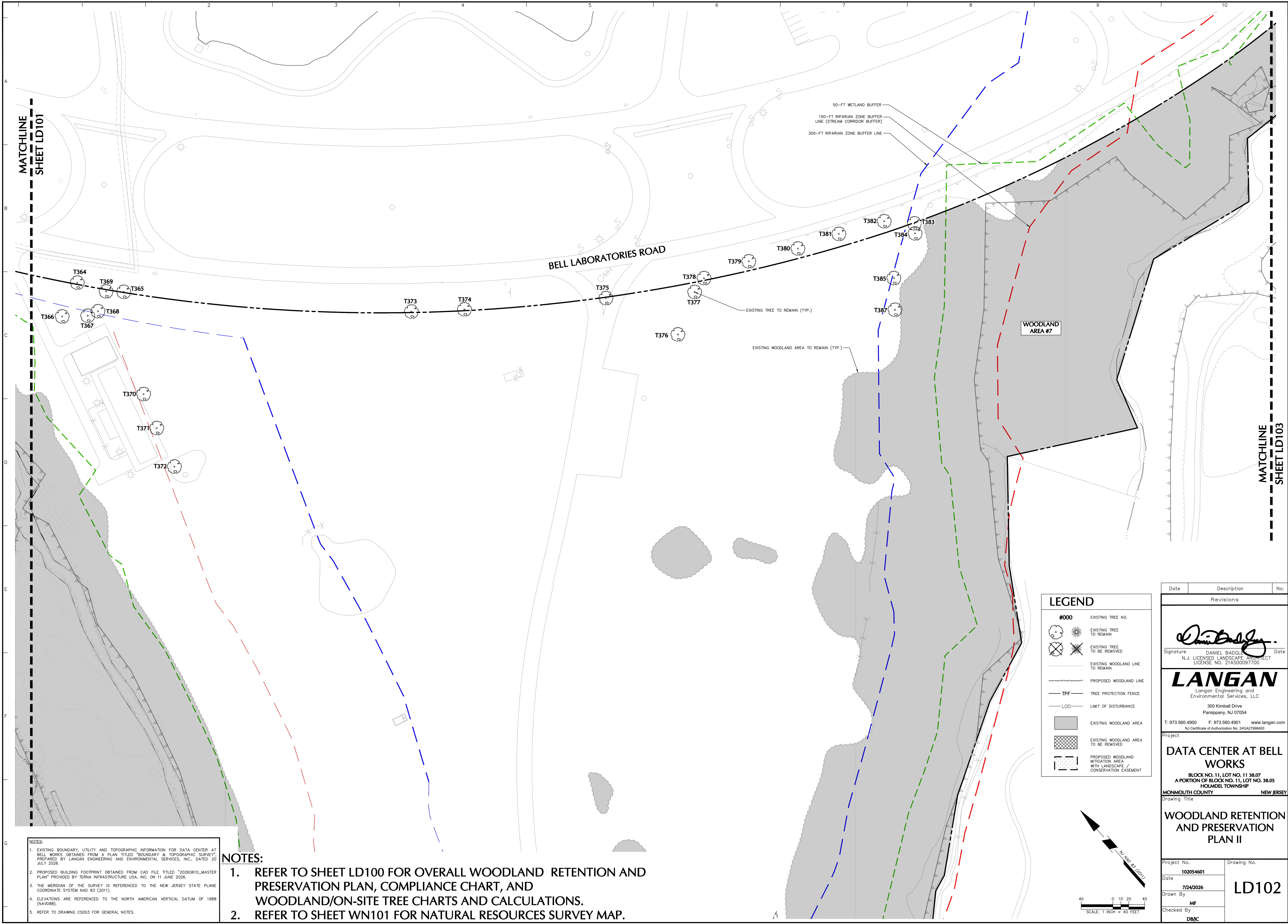
EXISTING WOODLAND AREA

EXISTING WOODLAND AREA TO BE REMOVED

PROPOSED WOODLAND MITIGATION AREA WITH LANDSCAPE / CONSERVATION EASEMENT

Date	Description	No.
Revisions		
		
Signature: DANIEL BADGLEY Date		
N.J. LICENSED LANDSCAPE ARCHITECT LICENSE NO. 21A500097700		
LANGAN		
Langan Engineering and Environmental Services, LLC		
300 Kimball Drive Parsippany, NJ 07054		
T: 973.560.4900 F: 973.560.4901 www.langan.com		
NJ Certificate of Authorization No. 24CA27996403		
Project		
DATA CENTER AT BELL WORKS		
BLOCK NO. 11, LOT NO. 11 38.07		
A PORTION OF BLOCK NO. 11, LOT NO. 38.05		
HOLMDEL TOWNSHIP		
MONMOUTH COUNTY NEW JERSEY		
Drawing Title		
WOODLAND RETENTION AND PRESERVATION PLAN I		
Project No.		Drawing No.
102054601		LD101
Date		
7/24/2026		
Drawn By		
MF		
Checked By		
DB/JC		



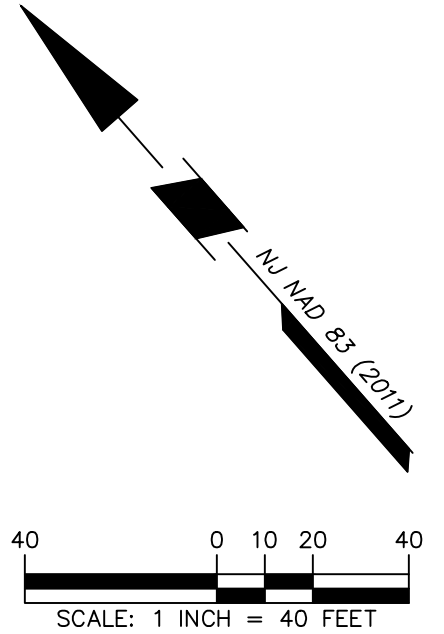


- NOTES:
- EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION FOR DATA CENTER AT BELL WORKS OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 20 JULY 2026.
 - PROPOSED BUILDING FOOTPRINT OBTAINED FROM CAD FILE, TITLED "20260610_MASTER PLAN" PROVIDED BY TERNA INFRASTRUCTURE USA, INC. ON 11 JUNE 2026.
 - THE MERIDIAN OF THE SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011).
 - ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - REFER TO DRAWING CS003 FOR GENERAL NOTES.

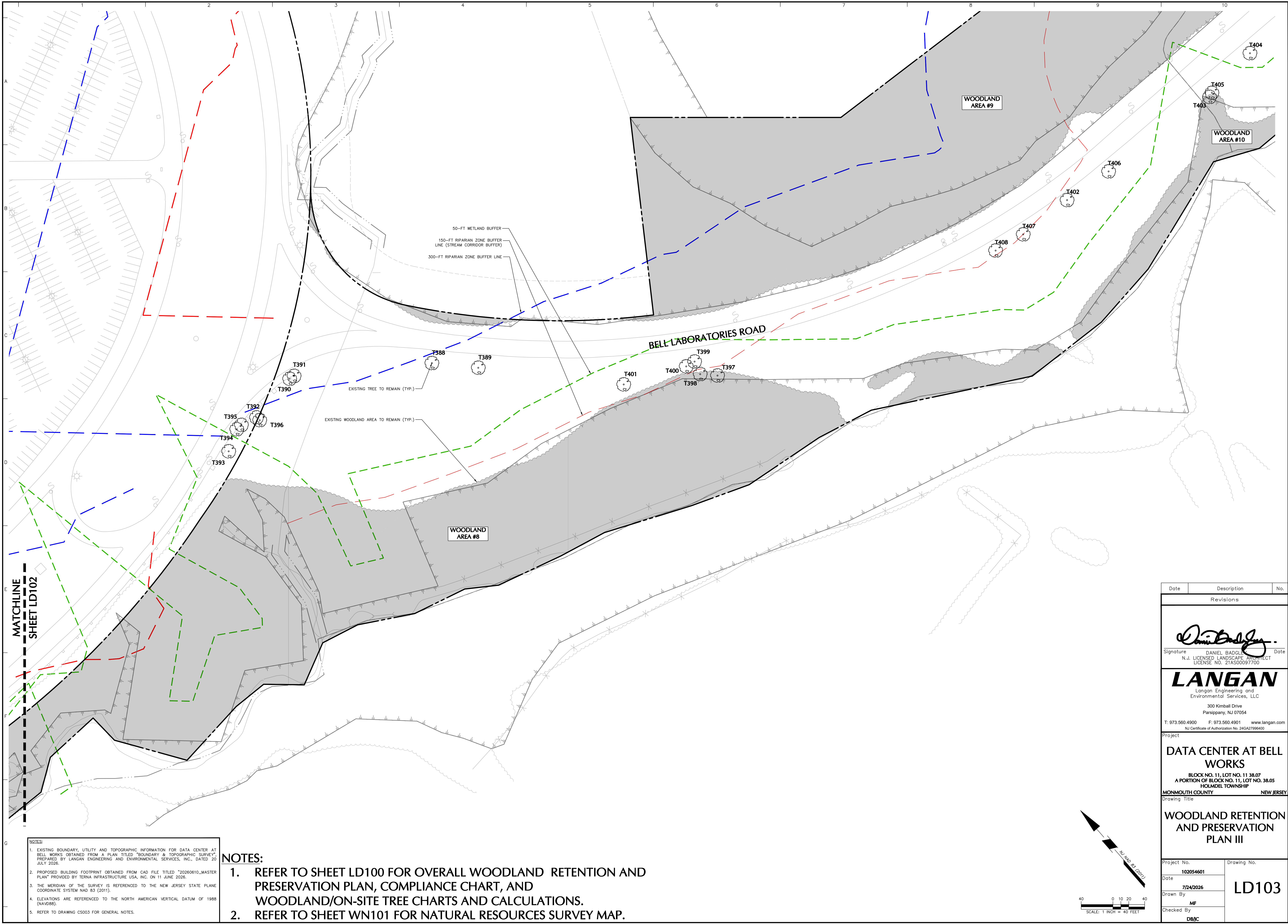
- NOTES:
- REFER TO SHEET LD100 FOR OVERALL WOODLAND RETENTION AND PRESERVATION PLAN, COMPLIANCE CHART, AND WOODLAND/ON-SITE TREE CHARTS AND CALCULATIONS.
 - REFER TO SHEET WN101 FOR NATURAL RESOURCES SURVEY MAP.

LEGEND

#000	EXISTING TREE NO.
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING WOODLAND LINE TO REMAIN
	PROPOSED WOODLAND LINE
	TREE PROTECTION FENCE
	LIMIT OF DISTURBANCE
	EXISTING WOODLAND AREA
	EXISTING WOODLAND AREA TO BE REMOVED
	PROPOSED WOODLAND MITIGATION AREA WITH LANDSCAPE CONSERVATION EASEMENT



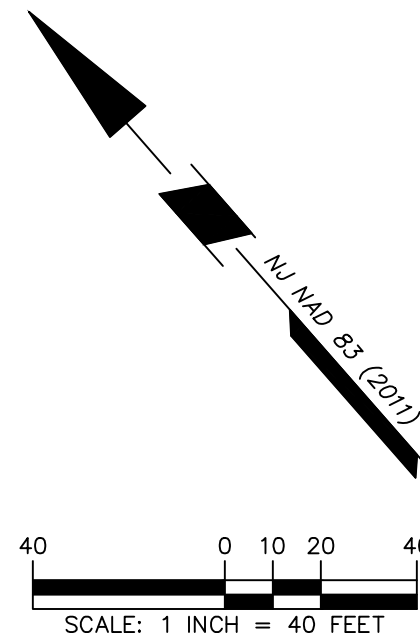
Date	Description	No.
Revisions		
Signature	DANIEL BADGLEY	Date
N.J. LICENSED LANDSCAPE ARCHITECT LICENSE NO. 21A500097700		
LANGAN Langan Engineering and Environmental Services, LLC 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certificate of Authorization No. 24CA27896400		
Project		
DATA CENTER AT BELL WORKS BLOCK NO. 11, LOT NO. 11 38.07 A PORTION OF BLOCK NO. 11, LOT NO. 38.05 HOLMDEL TOWNSHIP MONMOUTH COUNTY NEW JERSEY		
Drawing Title		
WOODLAND RETENTION AND PRESERVATION PLAN II		
Project No.	Drawing No.	
102054601	LD102	
Date	7/24/2026	
Drawn By	MF	
Checked By	DB/JC	



- NOTES:
- EXISTING BOUNDARY, UTILITY AND TOPOGRAPHIC INFORMATION FOR DATA CENTER AT BELL WORKS OBTAINED FROM A PLAN TITLED "BOUNDARY & TOPOGRAPHIC SURVEY", PREPARED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., DATED 20 JULY 2026.
 - PROPOSED BUILDING FOOTPRINT OBTAINED FROM CAD FILE TITLED "20260610_MASTER PLAN" PROVIDED BY TERNA INFRASTRUCTURE USA, INC. ON 11 JUNE 2026.
 - THE MERIDIAN OF THE SURVEY IS REFERENCED TO THE NEW JERSEY STATE PLANE COORDINATE SYSTEM NAD 83 (2011).
 - ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
 - REFER TO DRAWING CS003 FOR GENERAL NOTES.

- NOTES:
- REFER TO SHEET LD100 FOR OVERALL WOODLAND RETENTION AND PRESERVATION PLAN, COMPLIANCE CHART, AND WOODLAND/ON-SITE TREE CHARTS AND CALCULATIONS.
 - REFER TO SHEET WN101 FOR NATURAL RESOURCES SURVEY MAP.

Date	Description	No.
Revisions		
		
Signature	DANIEL BADGLEY	Date
N.J. LICENSED LANDSCAPE ARCHITECT LICENSE NO. 21A500097700		
LANGAN Langan Engineering and Environmental Services, LLC 300 Kimball Drive Parsippany, NJ 07054 T: 973.560.4900 F: 973.560.4901 www.langan.com NJ Certificate of Authorization No. 24CA27896403		
Project		
DATA CENTER AT BELL WORKS BLOCK NO. 11, LOT NO. 11 38.07 A PORTION OF BLOCK NO. 11, LOT NO. 38.05 HOLMDEL TOWNSHIP MONMOUTH COUNTY NEW JERSEY		
Drawing Title		
WOODLAND RETENTION AND PRESERVATION PLAN III		
Project No.		Drawing No.
102054601		LD103
Date		
7/24/2026		
Drawn By		
MF		
Checked By		
DB/C		



APPENDIX C

**THREATENED AND ENDANGERED SPECIES
CORRESPONDENCE**



United States Department of the Interior

FISH AND WILDLIFE SERVICE
New Jersey Ecological Services Field Office
4 E. Jimmie Leeds Road, Suite 4
Galloway, NJ 08205
Phone: (609) 646-9310



In Reply Refer To:

07/06/2026 14:23:18 UTC

Project Code: 2026-0111913

Project Name: Bell Works Redevelopment

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

If the enclosed list indicates that any listed species may be present in your action area, please visit the New Jersey Field Office Project Review Guide web page as the next step in evaluating potential project impacts: <http://www.fws.gov/northeast/njfieldoffice/Endangered/consultation.html>

On the New Jersey Field Office consultation web page you will find:

- habitat descriptions, survey protocols, and recommended best management practices for listed species;
- recommended procedures for submitting information to this office; and
- links to other Federal and State agencies, the Section 7 Consultation Handbook, the Service's wind energy guidelines, communication tower recommendations, the National Bald Eagle Management Guidelines, and other resources and recommendations for protecting wildlife resources.

The enclosed list may change as new information about listed species becomes available. As per Federal regulations at 50 CFR 402.12(e), the enclosed list is only valid for 90 days. Please return to the IPaC website at regular intervals during project planning and implementation to obtain an updated species list. When using IPaC, be careful about drawing the boundary of your Project Location. Remember that your action area under the ESA is not limited to just the footprint of the project. The action area also includes all areas that may be indirectly affected through impacts

such as noise, visual disturbance, erosion, sedimentation, hydrologic change, chemical exposure, reduced availability or access to food resources, barriers to movement, increased human intrusions or access, and all areas affected by reasonably foreseeable future that would not occur without ("but for") the project that is currently being proposed.

We appreciate your concern for threatened and endangered species. The Service encourages Federal and non-Federal project proponents to consider listed, proposed, and candidate species early in the planning process. Feel free to contact this office if you would like more information or assistance evaluating potential project impacts to federally listed species or other wildlife resources. Please include the project code in the header of this letter with any correspondence about your project.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

New Jersey Ecological Services Field Office
4 E. Jimmie Leeds Road, Suite 4
Galloway, NJ 08205
(609) 646-9310

PROJECT SUMMARY

Project Code: 2026-0111913

Project Name: Bell Works Redevelopment

Project Type: Commercial Development

Project Description: demolition and redevelopment at the southwest corner of the Bell Works campus

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@40.363387349999996,-74.17349282871571,14z>



Counties: Monmouth County, New Jersey

ENDANGERED SPECIES ACT SPECIES

There is a total of 2 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

REPTILES

NAME	STATUS
bog turtle <i>Glyptemys muhlenbergii</i> Population: Wherever found, except GA, NC, SC, TN, VA No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6962 General project design guidelines: https://ipac.ecosphere.fws.gov/project/GTDHPSQW3BBZDFHGJBYANXATG4/documents/generated/10545.pdf	Threatened

INSECTS

NAME	STATUS
Monarch butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743 General project design guidelines: https://ipac.ecosphere.fws.gov/project/GTDHPSQW3BBZDFHGJBYANXATG4/documents/generated/10545.pdf	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow

appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

1. The [Bald and Golden Eagle Protection Act](#) of 1940.
2. The [Migratory Birds Treaty Act](#) of 1918.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler <i>Vermivora cyanoptera</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9509	Breeds May 1 to Jun 30
Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10

NAME	BREEDING SEASON
Cerulean Warbler <i>Setophaga cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 29 to Jul 20
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Eastern Whip-poor-will <i>Antrostomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10678	Breeds May 1 to Aug 20
Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Least Tern <i>Sternula antillarum antillarum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11919	Breeds Apr 25 to Sep 5
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Pectoral Sandpiper <i>Calidris melanotos</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Prairie Warbler <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9439	Breeds Apr 1 to Jul 31
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere

NAME	BREEDING SEASON
Saltmarsh Sparrow <i>Ammospiza caudacuta</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9719	Breeds May 15 to Sep 5
Scarlet Tanager <i>Piranga olivacea</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11967	Breeds May 10 to Aug 10
Semipalmated Sandpiper <i>Calidris pusilla</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

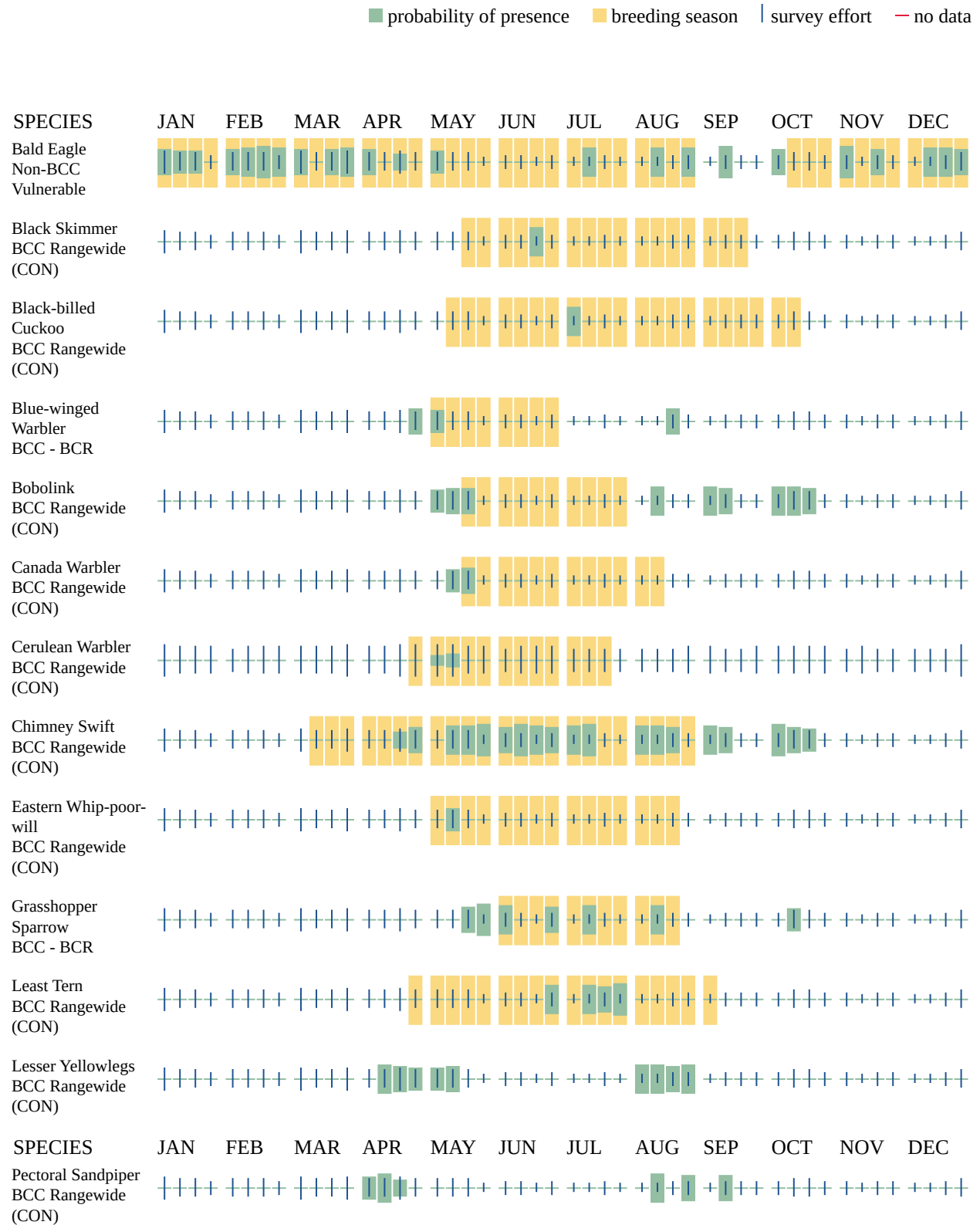
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

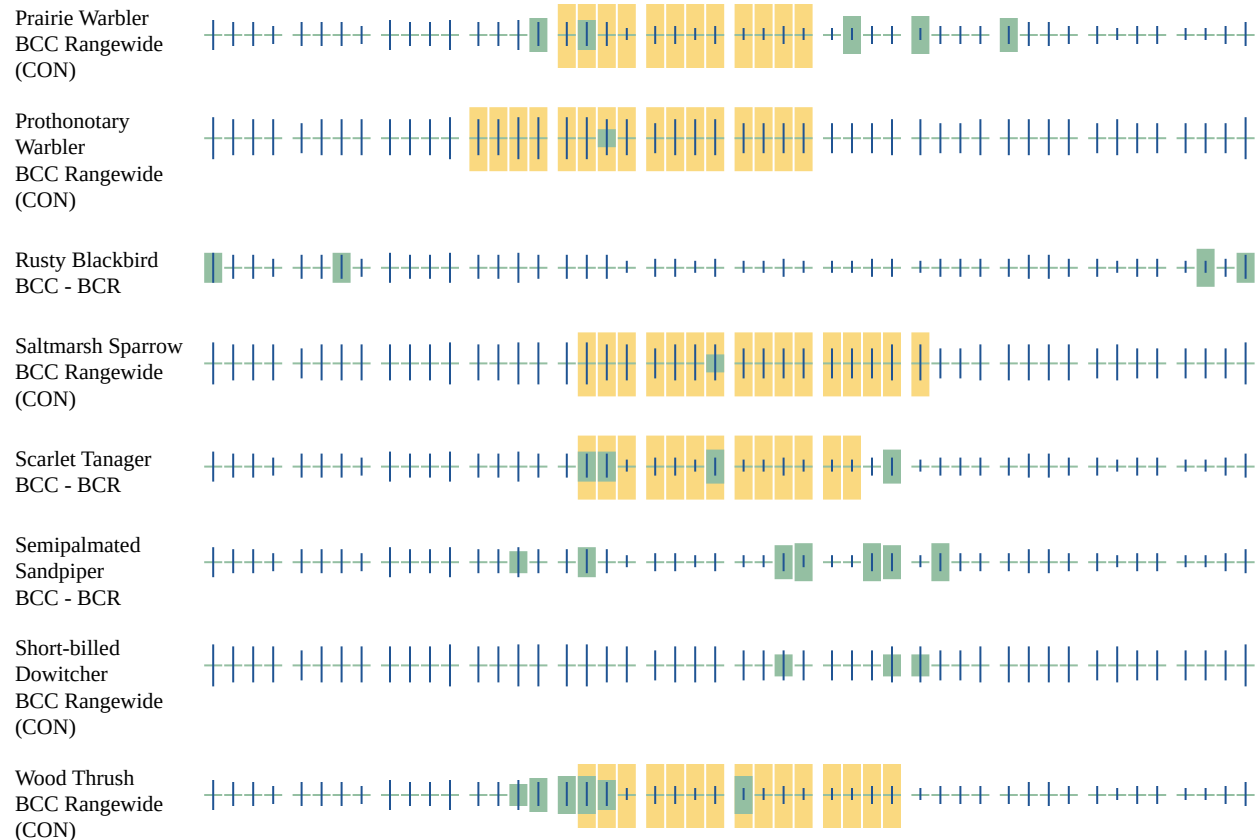
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

RIVERINE

- R4SBC
- R2UBH
- R4SBA

FRESHWATER FORESTED/SHRUB WETLAND

- PFO1C
- PFO1/SS1Cd

IPAC USER CONTACT INFORMATION

Agency: Langan Engineering & Environmental Services, LLC
Name: Sarah Parks
Address: 2700 Kelly Road
Address Line 2: Suite 200
City: Warrington
State: PA
Zip: 18976-3653
Email: sparks@langan.com
Phone: 2154916500

APPENDIX D

QUALIFICATION OF PREPARERS

RACHEL FIFIELD, PP

ENVIRONMENTAL PLANNER

NATURAL RESOURCES

Ms. Fifield has over 6 years of experience in environmental planning in the public and private sector across multiple states. Her skills include in assisting in planning testimonies and environmental assessment reports.

SELECTED PROJECTS

- 1 Malcolm Avenue, Teterboro, NJ
- 10 Patton Drive, West Caldwell, NJ
- 105 Mill Street, Paterson, NJ
- 107 Trumbull Street Development, Elizabeth, NJ
- 111 Central Avenue, New Brunswick, NJ
- 1500 Clinton Redevelopment, Hoboken, NJ
- 1900 River Road, Burlington, NJ
- 2000 Galloping Hill, Kenilworth, NJ
- 220 West Crescent Avenue, Allendale, NJ
- 229 Neelytown Road, Montgomery, NY
- 24 River Road, Bogota, NJ
- 259 George Street, New Brunswick, NJ
- 2871 JFK Boulevard, Jersey City, NJ
- 3135 San Pablo Avenue, Emeryville, CA
- 333 Route 46, Mountain Lakes, NJ
- 3501 Route 66, Neptune, NJ
- 37 Forest Lane, Carneys Point, Penns Grove, NJ
- 413 Monroe Street, Hoboken, NJ
- 46-48 Franklin Street Variances, Belleville, NJ
- 55 Haul Road, Wayne, NJ
- 575 Avenue P, Newark, NJ
- 600 Jefferson Avenue, Secaucus, NJ
- 615 Division Street, Elizabeth, NJ
- 667-683 Ferry Street, Newark, NJ
- 710 Marne Highway Warehouse Development, Hainesport, NJ
- 71-73 Isabella Avenue, Newark, NJ
- 755 Smith Street, Perth Amboy, NJ
- 760 Washington Avenue Expert Witness Testimony, Carlstadt, NJ
- 980 Frelinghuysen Avenue, Newark, NJ
- 989 Coopertown Road, Delanco, NJ
- Absolute Auto, Middlesex, NJ
- Admiral Wilson Boulevard Plaza, Merchantville, NJ
- Alpha Commerce Center, Alpha, NJ
- American Legion Redevelopment, Hoboken, NJ
- Arena Diner Redevelopment, Hackensack, NJ
- Blanquita B. Valenti Community School, New Brunswick, NJ
- Bluewater DY04, Lakewood, NJ
- Bluewater, Hopewell Junction, NY
- Bogota Golf Center, Bogota, NJ
- Bowen Homes, Atlanta, GA



EDUCATION

Master of City and
Regional Planning (MCRP)
Rutgers University

B.S., Environmental
Science
Willamette University

PROFESSIONAL REGISTRATION

American Institute of
Certified Planners (AICP)

Licensed Professional
Planner (PP), New Jersey

AFFILIATIONS

American Planning
Association – NJ Chapter

SEAN F. MORONSKI, PP, AICP

SENIOR PROJECT MANAGER

PLANNING, ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS

Mr. Moronski has over 25 years of experience on behalf of private and public clients in project management of planning consulting services. Specific consulting services completed include the preparation of master plans, environmental impact statements, redevelopment investigation and plans, housing plans, fiscal and socio-economic impact reports, wireless telecommunications site services, and public testimony presentations for variance and site plan development applications. He has been qualified as a professional planning expert before planning and zoning boards in over 100 municipalities throughout New Jersey, New York, Pennsylvania and Delaware. Previously, Mr. Moronski has served as the consultant for several New Jersey municipalities.



SELECTED PROJECTS

- Greater Bergen Community Action, Inc., Garfield, NJ, Health Resources and Services Administration (HRSA) NEPA EA
- Touro University California, Vallejo, CA, HRSA NEPA EA
- Hackensack Meridian Health; Hackensack, Nutley, and North Bergen, NJ; New Jersey Executive Order 215 EAs.
- Primary Care Health Services, Pittsburgh, PA, HRSA NEPA EA
- Agricultural Research Service, Chatsworth, NJ USDA NEPA EA
- New Jersey Community Development Corporation, Paterson, NJ, HUD NEPA EA
- MAR Acquisition Group, Newark, NJ, HUD Environmental Review Record (ERR)
- Alameda Housing Authority, Alameda, CA, North Housing CDBG NEPA EA
- National Institutes of Health, Bethesda, MD, Temporary Research Facility HHS NEPA EA
- Signature Flight Support Corporation, Teterboro, NJ, Teterboro Airport EA & USDOT Section 4(f) Evaluation
- Hillman Consulting LLC, Bronx, NY, Twin Parks Terrace Affordable Housing Development NEPA HUD EA
- Hillman Consulting, LLC, Brooklyn, NY, NYCHA Bushwick and Hope Gardens Housing Developments NEPA HUD CATEX
- Kingsland Development Urban Renewal, LLC, Lyndhurst, NJ, NJSEA Project Impact Analysis, Planning Report, and Site Suitability Report.

EDUCATION

Masters of Urban Planning
New York University

B.S., Management
Tulane University

PROFESSIONAL REGISTRATION

Professional Planner (PP)
in NJ

American Institute of
Certified Planners (AICP)

40 Hour HAZWOPER

8 Hour HAZWOPPER

AFFILIATIONS

American Planning
Association – NJ Chapter

New Jersey Planning
Officials

**DRAWINGS
(BOUND SEPARATELY)**